



LOGIE WOODLANDS

PITCAPLE, INVERURIE



"A **spacious architect-designed family home** set in approx. **7 acres of tranquil woodland**. Idyllic rural setting near Inverurie with south-facing views of the iconic hill of **Bennachie**"





Logie Woodlands, Pitcaple, Inverurie, Aberdeenshire, AB51 5EE

For Sale as a whole:

Offers Over £450,000

Property Highlights

- + Architect designed family home with excellent space for relaxing and entertaining.
- + Integral double garage/workshop and modern outbuilding providing storage and workshop facilities.
- + Set in 7 acres or thereby of amenity woodland. An additional 40 acres of land and woodland on the banks of the River Urie and adjoining the famed "Wedding of the Waters" can be available by separate negotiation.
- + Private and elevated south-facing rural location near the hamlet of Pitcaple with views of Bennachie.

Location & Situation

For those seeking a spacious and unique family home within a private woodland setting, enjoying stunning south-facing views and scenery, Logie Woodlands is the perfect property.

Logie Woodlands is situated along a private track to the north-west of the hamlets of Whiteford and Pitcaple, with primary schooling available nearby at Logie Durno School.

The thriving market town of Inverurie is found a short distance along the A96 road to the south east. Inverurie has a strong sense of community, supported by a vibrant town centre full of independent shops, cafés, and restaurants. Regular events such as farmers' markets, seasonal festivals, and agricultural shows contribute to the town's warm and welcoming atmosphere. There is a health centre, hospital, several supermarkets, a swimming pool and community centre as well as golf, tennis and bowling.

With excellent rail and road links—including train station and easy access to the A96—commuting to Aberdeen and the surrounding areas is fast and convenient.

Aberdeen City is approximately 23 miles from Logie Woodlands and provides retail, leisure and recreational facilities in the acknowledged Oil (and transitioning to Energy) Capital of Europe. Aberdeen International Airport is located just north of the city (c. 35 minute commute from the property) and is also the location of P & J Live, the largest event complex in the North of Scotland. The nearby Aberdeen Western Peripheral Route (AWPR) has greatly improved access and travelling time throughout the area and beyond,

There are a wealth of recreational and leisure opportunities to be found in the local and wider Aberdeenshire area including hillwalking nearby at Bennachie, shooting/stalking, fishing, skiing at The Lecht, the Nordic Ski and Outdoor Centre in Huntly, water sports, scenic coastal trails, exploration of the Cairngorms National Park and the Castle and Whisky trails. In addition to this, for the golf enthusiast there are a plethora of well known and respected courses nearby, including Meldrum House Golf Course, Cruden Bay, Trump International Golf Links, Menie & Royal Aberdeen.

Distances

Whiteford, Pitcaple & Logie Durno 1½ miles Inverurie 6½ miles Oldmeldrum 7 miles Aberdeen 23 miles



Logie Woodlands

Gross Internal Floor Area - 258 sq.m

what3words location: ///cools.fruits.fraction

Accommodation

The accommodation at Logie Woodlands comprises a one-and-a-half storey stone and slate architect designed house completed in 1991, comprising spacious and well maintained three-bedroom accommodation.

The entrance from the parking area leads into the well-apportioned utility room with adjoining shower room. From here, the open plan kitchen and dining room is entered, where a breakfast bar island forms a natural divide. The kitchen is fitted with a comprehensive range of floor, drawer and wall cabinets, as well as built-in oven and hob appliances, complemented by light coloured worksurfaces.

The large dining area along with adjoining elegant sitting room form the heart of the home, with both rooms featuring open fire places and offering the perfect space for entertaining friends and guests. From the dining area, the formal entrance vestibule leads into the back garden area and French doors open to the front into the bright conservatory with exposed stone wall. This room offers stunning south-facing views over Garioch towards Bennachie, with double doors leading into the front garden grounds.

Designed for one storey living if required, the principal bedroom suite adjoins the dining area, featuring a bay window overlooking the front garden grounds, dressing room and en-suite bathroom with high quality floor and wall tiling as well as separate shower enclosure.

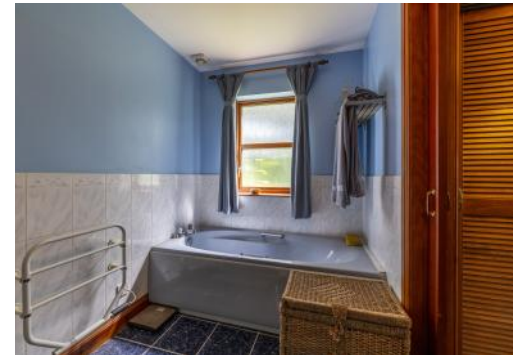
From the sitting room, an open tread spiral staircase with iron spindles leads to a galleried first floor landing, offering a spacious study and seating area with a stained glass port hole window creating an attractive focal point. Overlooking the garden at the end of the hall lies bedroom two with dual access en-suite bathroom with bath and shower over as well as a connecting dressing room/box room with port hole window to the front. Also accessed from the hallway is bedroom three, featuring well-apportioned accommodation with views over the rear garden area.

The design of the house reflects the practical needs of working outdoors, with the large integrated garage and workshop being located to the north of the ground floor accommodation, featuring electrically operated metal-framed timber double door, power and floored overhead roof space, with access taken directly from the utility room.

Garden and Outbuildings

Externally, a gated gravel drive leads to a parking and turning area for numerous vehicles on the north side of the house. The immediate house grounds border to east, south and west sides of the house, with these being mostly laid in lawn and offering wonderful views across the surrounding Aberdeenshire countryside.

The property benefits from the aforementioned integral double garage/workshop at the rear of the house, as well as an L-shaped general purpose electrified outbuilding with workshop and store. The building is located in the garden grounds a short distance to the north-west of the house and is large enough to accommodate a small work vehicle. In addition there are two small timber sheds, utilised for storage of firewood.



Land and Woodland

Logie Woodlands benefits from being set in approximately 7 acres of land, comprising predominantly of tranquil woodland in a south-facing setting.

In addition, adjacent woodland extending to 40 acres or thereby may be available to purchase by separate negotiation with the same owners as these subjects for sale. This land and woodland is predominantly south and west facing in nature, sloping from approximately 110 metres above sea level at the house to approximately 80 metres on the east banks of the River Urie, which forms the western boundary of the additional separate woodland subjects. There is about 2/3 miles of Urie embankment, which includes the joining of the River Gadie at the famed 'Wedding of the Waters'.

Storm Arwen, the unprecedented November 2021 storm, blew down the majority of trees on the more exposed higher parts of the larger property. On the sheltered slope running down to the River Urie, along the west/south-west edge of the property, there remain stands of Scots Pine with pockets of broadleaves.

The windblown timber has been removed with re- stocking underway for 21.7 acres of the woodland; this includes: (a) an area of 6.8 acres which has been deer and rabbit fenced for mixed conifers and broadleaves natural regeneration; (b) an area of 3.1 acres which has been deer and rabbit fenced and planted with native broadleaves, sycamore and mixed conifers; (c) an area of 3.8 acres planted with native broadleaves in tube and stake; (d) small areas extending in total to 8.0 acres that are planted in part with broadleaves in tree shelters. Any new owner will have to maintain the re- stocking plan agreed as a condition of the felling licence.

The woodland appeals to those who crave space to roam around their new rural property with fantastic seclusion and privacy, as well as providing plentiful space for dog walking and general exploring. The additional woodland also has the potential to provide a useful income and timber source for any future owner.

Property Details

Home Report: Home Report is available for inspection on our website.

EPC: Band D

Council Tax: Band G

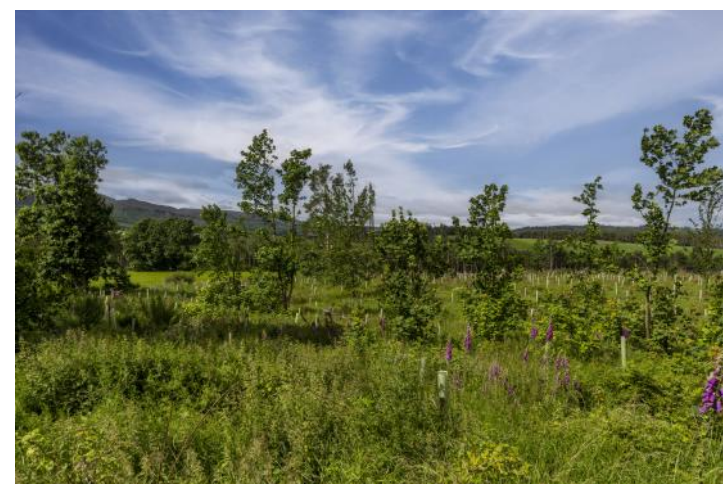
Windows & Doors: Double glazed - timber frame.

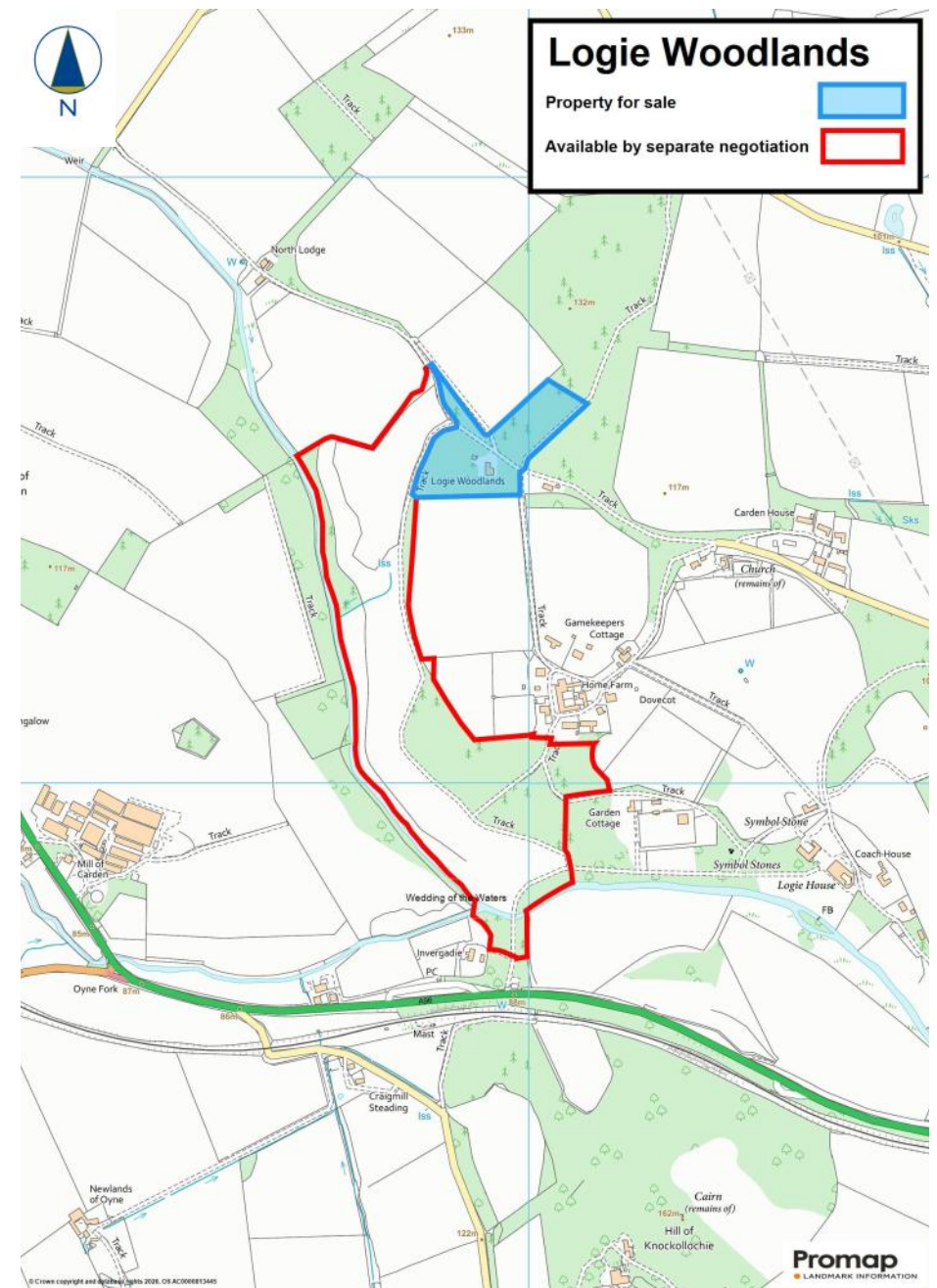
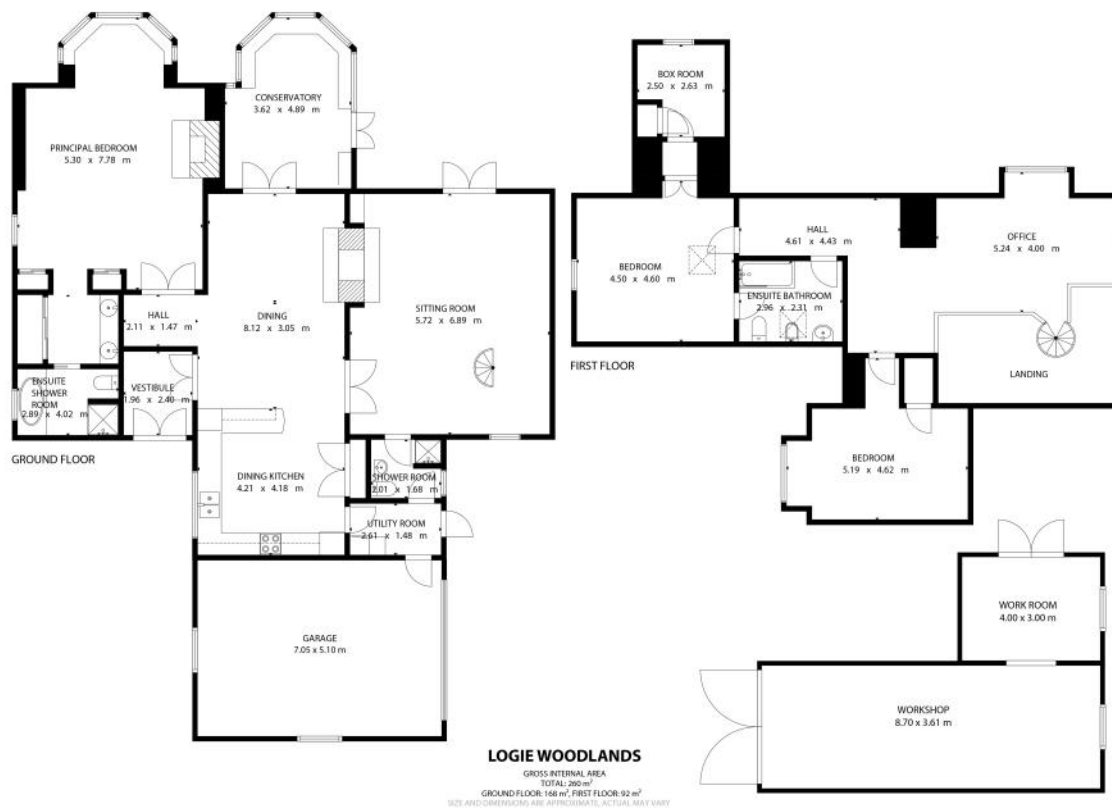
Heating: Combination of electric storage and panel heaters.

Services: Mains water and electricity. Private drainage.

Directions

From the north and south, take the A96 road until you reach the small hamlet of Pitcaple: if coming from the north, this is a couple of miles after the junction with the B9002 road at the Oyne Fork, and if coming from the south this is shortly after crossing the Inveramsay Bridge after leaving Inverurie. Turn onto the minor public road signposted 'Whiteford 1/2; Durno 1½'. After about half a mile, turn left at a crossroads onto Whiteford Road. Follow this road out of the village for about a mile passing an entrance to Logie House, then take a right fork onto a private stone track. Follow this track for about 0.3 miles, passing the neighbouring dwelling of Rannoch, and you will find Logie Woodlands on the left-hand side.





Property Details & Important Notices

Local Authority: Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Entry: By mutual arrangement.

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

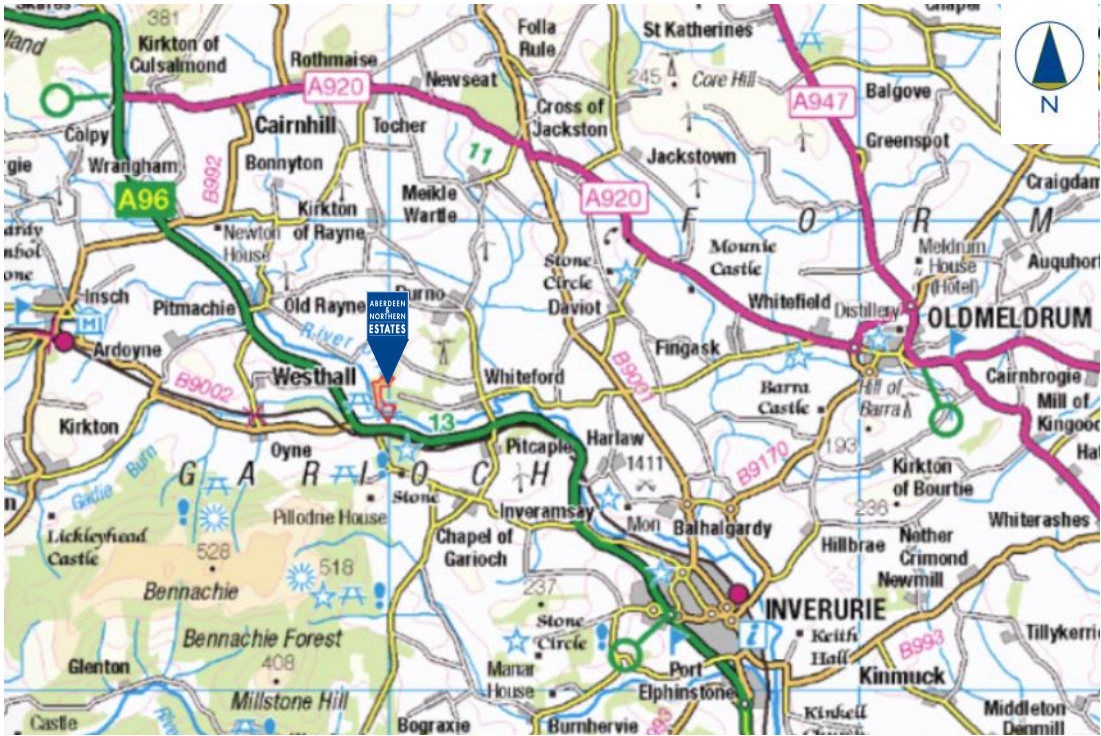
Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment only



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