

Of Rosieburn, Banff, AB45

Offers Over £449,000

LOW&PARTNERS

Key Features

- Rural Powerhouse
- Architect Crafted
- Seven Acres
- Barn Potential
- Rosieburn Retreat
- Equestrian Ready





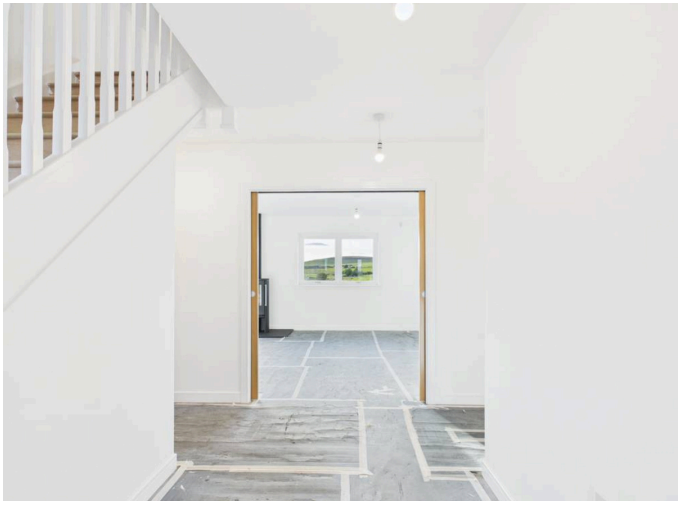


A brand-new home wrapped in rural tranquillity.











Big land, bold views, beautiful living.
A brand-new home wrapped in rural tranquillity.
Seven acres of pure countryside freedom.

Low and Partners is excited to showcase Upper Mains of Rosieburn, Alvah, Banff — an exceptional opportunity comprising approximately seven acres, nine agricultural buildings and a brand-new architect-designed three-bedroom, two-bathroom home. This remarkable property offers a rare blend of rural privacy, modern efficiency and outstanding potential for future development, business use or lifestyle expansion. Fully consented Planning Approval and Building Warrant are in place, with the build inspected and signed off at each stage by the architect. A final completion certificate will be provided, ensuring full compliance for mortgage purposes and Local Authority requirements.

The newly built home meets the latest energy-efficiency standards, incorporating solar PV panels, an Air Source Heat Pump, underfloor heating throughout the ground floor and appropriately sized ASHP radiators upstairs. A modern wood-burning stove sits beautifully between the open-plan lounge, dining and kitchen area, adding warmth and character. An EV charge point is installed, and extensive parking is available around the stead, both within and outside the buildings.

The entrance is bright and welcoming, with stairs leading to the







Tenure Type: Freehold
Council Tax Band: TBC
Council Authority:

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