



**Southfolds Farmhouse, Millden,**  
Balmedie, Aberdeen, AB23 8YY





Lounge





Family Room

### Three / four bedroom extended farmhouse

- Extended in previous years providing further living space
- Fitted with secondary glazing
- Close proximity to Balmedie, Bridge of Don, AWPR
- Generous accommodation spanning two floors
- Extensive Garden grounds and Summerhouse
- Modern Kitchen and Bathroom



Bedroom / Cinema Room



Four beds.



One bathroom.



Two public rooms.



**Nestled in the picturesque countryside of Millden, Balmedie, this delightful three / four bedroom farmhouse offers the perfect blend of traditional charm and modern comfort.**

South Folds Farmhouse offers a serene rural lifestyle while being just a short drive away from the bustling city of Aberdeen. Enjoy the best of both worlds—peaceful country living with the convenience of city amenities just minutes away.

Upon entering, you are greeted by a welcoming hallway leading to the charming lounge, featuring a traditional granite stone wall and open fireplace — perfect for cosy evenings in the winter months. The large windows invite plenty of natural light and offer beautiful views of the surrounding countryside. Located off the lounge, you will find a generous sized family room which enjoys a dual aspect and offers versatile living accommodation. A staircase from this room takes you upstairs to the bedroom / cinema room which offers additional bedroom or living space which could be utilised to suit the purchaser's needs. The farmhouse kitchen is the true heart of the home and is a light filled space on open plan with the dining room. The kitchen is well equipped and fitted with an array of base and wall mounted units with co-ordinating granite work surfaces and matching splashback. The kitchen incorporates a range of integrated appliances including microwave/oven, steam oven, oven, freezer, dishwasher and large corner fridge. An island unit incorporates the hob with extractor above. There is ample space for a dining table and chairs, making it ideal for family meals or entertaining guests. The real feature of this room is the original granite stone wall which adds a wealth of character.



Kitchen / Diner



Bathroom





Bedroom

Located off the kitchen, the utility room is equipped with underfloor heating beneath the tiled floor and allows space to host laundry appliances. A door provides access to the back garden and a further door provides access to the bathroom which also boasts underfloor heating and is fitted with a shower over the bath, WC and wash hand basin set into vanity unit with mirror above and a heated towel rail. Completing the ground floor accommodation, the first bedroom can be found here and is well proportioned, offering space for a variety of bedroom furniture and boasts a built-in cupboard.

A staircase from the hallway provides access to the landing which provides an excellent display area with velux above allowing natural light to flood the space. There are two generously sized bedrooms offering peaceful retreats with picturesque views over the front of the property and beyond. Both bedrooms offer plenty of space to host a range of furniture and one of the rooms is already equipped and fitted with extensive wall to wall built-in storage.



Bedroom

Outside, the expansive garden provides endless possibilities for outdoor living, whether you're looking to garden, relax on the patio, or enjoy the open space. A fantastic summerhouse adds appeal to the garden, offering ample storage or potential for conversion into a study / office, or additional living space. There are two sheds and an EV charger in place which will be included in the sale.

The property is well-situated for those who enjoy the outdoors, with plenty of walking and cycling routes nearby, including the famous Balmedie Beach just a 15 minute walk away. For commuters, the A90 provides quick access to Aberdeen and beyond, ensuring you're never too far from essential amenities and services. With its blend of rural serenity and modern living, this farmhouse in Millden is an ideal choice for those seeking peace and privacy.



Accommodation

Hall	10'5" x 4'10"	3.18m x 1.47m
Bedroom	10'5" x 9'10"	3.18m x 3m
Lounge	11'6" x 17'10"	3.51m x 5.44m
Family Room	18'2" x 17'10"	5.54m x 5.44m
Kitchen / Diner	12'4" x 17'10"	3.76m x 5.44m
Bathroom	7'9" x 6'11"	2.36m x 2.11m
Utility Room	4'0" x 6'11"	1.22m x 2.11m
Bedroom / Cinema Room	17'10" x 13'8"	5.44m x 4.17m
Bedroom / Office	11'11" x 13'8"	3.63m x 4.17m
Hall	10'3" x 10'5"	3.12m x 3.18m
Bedroom	9'11" x 13'8"	3.02m x 4.17m



Garden

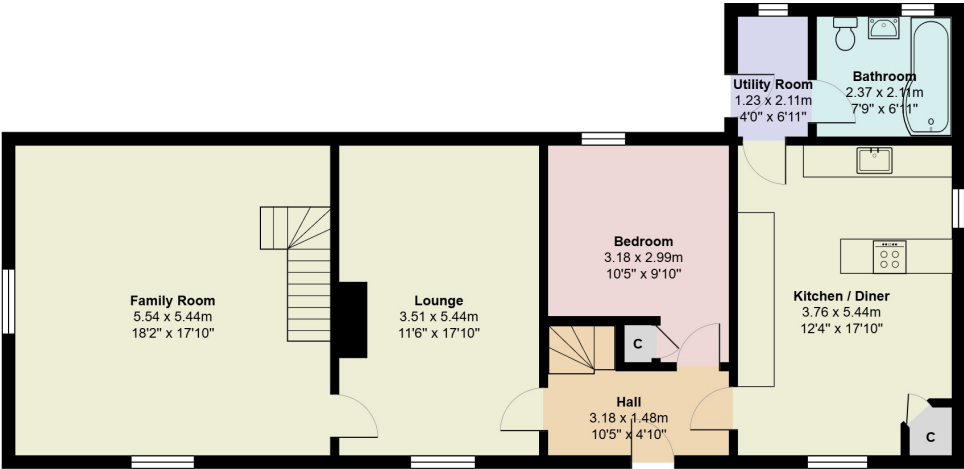


Garden

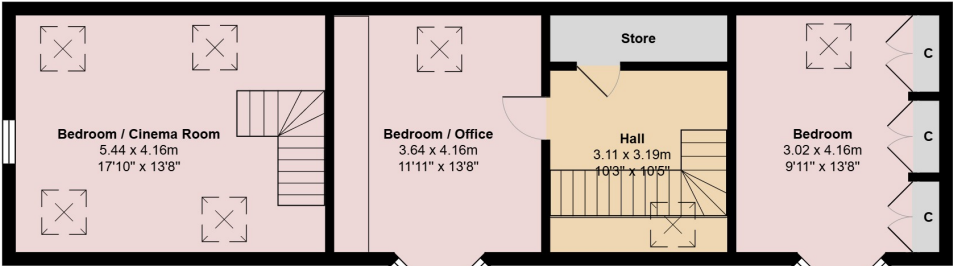


Floorplan

South Folds Farmhouse



Ground Floor



First Floor



## Directions

From Aberdeen, head north along the A90 towards Ellon and Peterhead. Turn left at slip road signposted Belhelvie and Mildren. At the roundabout take the second exit for Mildren School. Take the next left where you will find our for sale sign, continue along the road and the property is located on the left hand side.

## Location

Southfolds Farmhouse is situated in the outskirts of Balmedie and is located on a large plot which has been significantly laid out for easy maintenance. The Airport and the various oil related offices around Aberdeen and Aberdeen City itself are readily accessible by a variety of arterial routes including the AWPR which offers easy accessibility to most parts of Aberdeen. The location offers the opportunity to visit both Balmedie Beach and the Forvie Sands at Newburgh with their many attractions.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.