# Dalhebity House hits £5 million after £2.5 million price cut following three years on market



### Dalhebity House: Price Reduction on Rare Aberdeen Mansion

In a striking turn of events, Dalhebity House, the luxurious mansion owned by Stewart Milne, former chairman of Aberdeen FC, has seen a significant price reduction of £2.5 million after three years on the market. Originally listed in May 2022 for offers over £7.5 million, the estate is now available for approximately £5 million, a move intended to attract potential buyers in a challenging real estate landscape.

Situated in the affluent Bieldside area of Aberdeen, Dalhebity House was constructed in 2009, replacing a previous structure that Milne had owned for 25 years. This property is not merely a residence; it is a lavish estate that boasts eight bedroom suites, four grand reception rooms, and an array of additional living spaces that make it feel more akin to a high-end Beverly Hills villa than a typical Scottish home.

The mansion’s pedigree adds an intriguing layer to its story. It was once the residence of Baroness Fermoy, the grandmother of the late Princess Diana, grounding its significance in royal history. Architecturally, the property integrates modern luxury with classic elegance; features include elongated windows, intricate turrets, and sweeping French doors, all designed to create a sense of grandeur. Upon entering, visitors are welcomed by a marble-floored reception hall, highlighted by a sweeping staircase and a stunning stained glass cupola.

Dalhebity House is replete with amenities that cater to both relaxation and entertainment. The home includes a heated indoor swimming pool measuring 13.5 metres, a spa and Swedish sauna, as well as a cocktail bar, library, and a snooker room. Furthermore, the formal dining area can accommodate up to 26 guests, making it ideal for lavish entertaining. Surrounding the mansion is approximately 10 acres of stunning woodland, contributing to its secluded and tranquil atmosphere.

Fiona Gormley of Savills, the estate agent responsible for selling the property, remarked on its singular appeal in the Scottish market, stating, “The sheer scale and finish of this sumptuous house is hugely impressive.” She further described it as “utterly unique” in Scotland, highlighting its modern construction combined with timeless design elements.

Despite its opulence and historical connections, the mansion has faced challenges in attracting buyers, even at its reduced price. The previous year witnessed considerable interest, yet the property remains unsold. Throughout its time on the market, Dalhebity House has stood as the most expensive residential property currently available in Scotland, reflecting a significant investment opportunity that has yet to find its match.

As the market for high-end real estate continues to evolve, Dalhebity House stands as a testament to luxury living—a remarkable blend of history, modern amenities, and architectural excellence. With its price now lowered, potential buyers may find a unique opportunity to acquire a piece of Scottish heritage that merges with contemporary grandeur.

## Reference Map:

* Paragraph 1 – [[1]](https://www.pressandjournal.co.uk/fp/news/6752207/stewart-milne-mansion-dalhebity-house-aberdeen-reduced-price/), [[2]](https://www.pressandjournal.co.uk/fp/news/6752207/stewart-milne-mansion-dalhebity-house-aberdeen-reduced-price/)
* Paragraph 2 – [[3]](https://www.pressandjournal.co.uk/fp/news/aberdeen-aberdeenshire/6315330/stewart-milnes-7-5-million-mansion-still-sale/), [[4]](https://www.scottishdailyexpress.co.uk/lifestyle/property/stewart-milnes-75m-mega-mansion-26988635)
* Paragraph 3 – [[5]](https://www.savills.com/insight-and-opinion/savills-news/328770/scotlands-most-expensive-listing--a-spectacular-private-home-in-aberdeenshire), [[6]](https://www.scottishfinancialnews.com/articles/stewart-milnes-dalhebity-house-goes-on-the-market-for-ps75m)
* Paragraph 4 – [[2]](https://www.pressandjournal.co.uk/fp/news/6752207/stewart-milne-mansion-dalhebity-house-aberdeen-reduced-price/), [[7]](https://www.mansionglobal.com/articles/scottish-mansion-with-princess-diana-ties-and-a-spa-complex-becomes-the-countrys-most-expensive-listing-01652814008)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

* <https://www.pressandjournal.co.uk/fp/news/6752207/stewart-milne-mansion-dalhebity-house-aberdeen-reduced-price/> - Please view link - unable to able to access data
* <https://www.pressandjournal.co.uk/fp/news/6752207/stewart-milne-mansion-dalhebity-house-aberdeen-reduced-price/> - Stewart Milne's mansion in Aberdeen, Dalhebity House, has been reduced in price by £2.5 million after three years on the market. Originally listed in May 2022 for offers over £7.5 million, the property is now available for about £5 million. The mansion features eight bedroom suites, four reception rooms, and eight additional rooms, resembling a Beverly Hills estate. Owned by former Aberdeen FC chairman Stewart Milne and his partner Joanna, the house includes a heated indoor swimming pool, spa, Swedish sauna, cocktail bar, library, snooker room, and tennis court. The original Dalhebity House was owned by Milne for 25 years before being rebuilt and was once home to Princess Diana’s grandmother, Baroness Fermoy. The property also boasts a marble-floored reception hall with a sweeping marble staircase, 20 marble columns, a domed stained glass cupola, and a formal banqueting-style dining room that seats 26 people. The mansion is set on 10 acres of woodland and includes housekeeper’s accommodation with three en suite bedrooms. Fiona Gormley of Savills, the selling agent, described the house as 'utterly unique in Scotland and an extraordinary achievement.'
* <https://www.pressandjournal.co.uk/fp/news/aberdeen-aberdeenshire/6315330/stewart-milnes-7-5-million-mansion-still-sale/> - Stewart Milne's £7.5 million mansion, Dalhebity House, remains unsold after 18 months on the market. The property, located in Bieldside, Aberdeen, is considered the most expensive house in Scotland currently available. Despite its opulence, the mansion has not attracted a buyer. The house includes eight bedrooms, a heated indoor swimming pool, spa, cocktail bar, library, tennis court, and snooker room. The original Dalhebity House was owned by Milne for 25 years before being rebuilt and was once the home of Princess Diana’s grandmother, Baroness Fermoy. The property is listed for offers over £7.5 million.
* <https://www.scottishdailyexpress.co.uk/lifestyle/property/stewart-milnes-75m-mega-mansion-26988635> - Stewart Milne's £7.5 million mansion, Dalhebity House, is the most expensive residential property ever sold in Aberdeen. Built in 2009, the house is located in Bieldside, Aberdeenshire, and was previously the home of Princess Diana’s late grandmother. The mansion features 11 bedrooms, a spa complex, swimming pool, and staff accommodation. The property is listed for offers over £7.5 million.
* <https://www.savills.com/insight-and-opinion/savills-news/328770/scotlands-most-expensive-listing--a-spectacular-private-home-in-aberdeenshire> - Savills is marketing Dalhebity House, an exceptional mansion created by Stewart Milne and his partner Joanna Robertson in 2009. The property extends to over 30,000 square feet and includes a spa complex, swimming pool, and staff accommodation. It is surrounded by about 10 acres of land with trees and woodland, seven miles from Aberdeen International Airport. Built on the site of Princess Diana’s late grandmother’s former home, the house comprises eight bedrooms, a cocktail bar, a heated indoor swimming pool, sauna, tennis court, and its own lake.
* <https://www.scottishfinancialnews.com/articles/stewart-milnes-dalhebity-house-goes-on-the-market-for-ps75m> - Stewart Milne’s Dalhebity House is on the market for offers over £7.5 million. The mansion, created by Milne and his partner Joanna Robertson, extends to over 30,000 square feet and includes a spa complex, swimming pool, and staff accommodation. It is surrounded by about 10 acres of land with trees and woodland, seven miles from Aberdeen International Airport. Built on the site of Princess Diana’s late grandmother’s former home, the house comprises eight bedrooms, a cocktail bar, a heated indoor swimming pool, sauna, tennis court, and its own lake.
* <https://www.mansionglobal.com/articles/scottish-mansion-with-princess-diana-ties-and-a-spa-complex-becomes-the-countrys-most-expensive-listing-01652814008> - Dalhebity House, a sprawling mansion built on a 10-acre property in Aberdeenshire that once belonged to Princess Diana’s grandmother, came on the market for £7.5 million. It is the most expensive residential property for sale in Scotland. The main house was built by owners Aberdeen Football Club chairman Stewart Milne and his partner Joanna Robertson in 2009, incorporating old world design touches including turrets, Juliet balconies, and a grand main entrance framed by marble floors, high ceilings, and a horseshoe staircase. The property includes a spa complex, swimming pool, and staff accommodation.