



EASTER MUIRDEN
DUNLUGAS, TURRIFF, ABERDEENSHIRE, AB53 4NS

**ABERDEEN
&
NORTHERN
ESTATES**





Turriff 4 miles



Banff 8 miles



Aberdeen 38 miles

EASTER MUIRDEN

DUNLUGAS, TURRIFF, ABERDEENSHIRE, AB53 4NS

A 3-BEDROOM FARMHOUSE WITH OUTBUILDINGS AND LAND EXTENDING TO 3.79HA (9.37 ACRES) OR THEREBY

FOR SALE AS A WHOLE - OFFERS OVER £205,000



Viewing

By appointment with Mr Robert Hay - **07971 170464** or
Aberdeen & Northern Estates - **01467 623800**

Directions

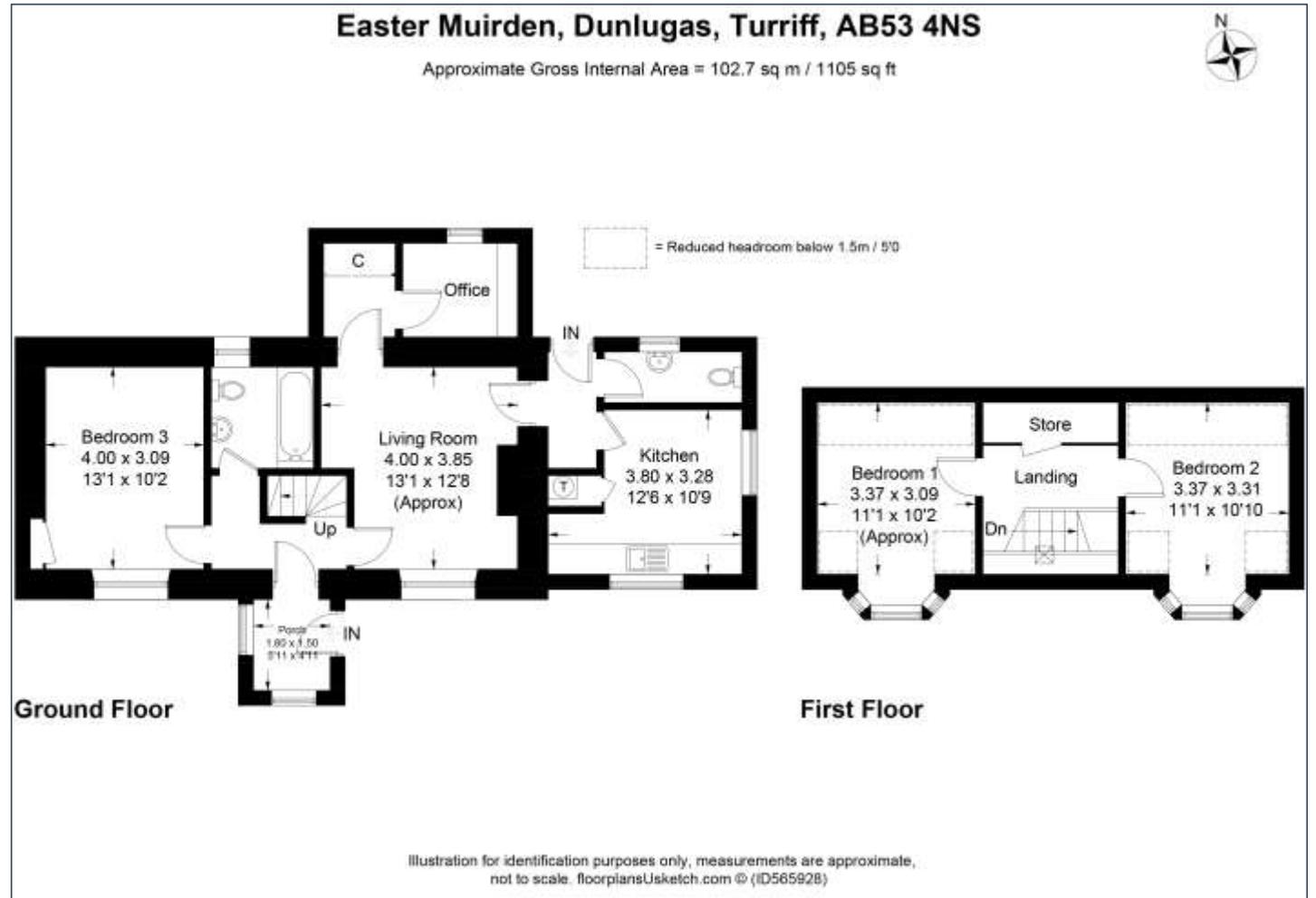
From the centre of Turriff travel north on Market Street turning right where signposted 'Luncarty'. Proceed on this road for approximately 3.5 miles and then turn left. Continue in a westerly direction for just over 1 mile and turn left. Proceed south for under a mile and the property is on the right hand side. The exact location can be seen on the attached OS extract plan.

Situation

Easter Muirden enjoys a pleasant rural setting with far reaching views of the surrounding countryside. The property can be found a short distance (4 miles) from the busy town of Turriff. The town provides a good range of local shops and services as well as a supermarket, secondary education, swimming pool, an 18 hole golf course and is home to Turriff United FC currently playing in the Highland League. The town is host to the annual Turriff Show, the biggest two-day agricultural show in Scotland. Primary education can be found at King Edward School only 2 miles away.

Banff and Macduff (8 miles) provide a good range of shops, supermarkets, services and other facilities, such as the Deveron Community and Sports Centre. Attractions in the area include Alvah Bridge and Duff House. This Georgian mansion is surrounded by parks, walks and an 18 hole parkland golf course. Macduff is home to a challenging 18 hole links golf course and the Macduff Marine Aquarium. The River Deveron provides good fishing opportunities and is located to the west of Easter Muirden.

The City of Aberdeen (38 miles) provides all the facilities befitting the acknowledged capital of the North Sea Oil Industry with theatre, two universities and shopping facilities far surpassing most other cities of its size. In addition, Aberdeen has a mainline railway station providing inter-city and sleeper services to the south and also an airport operating regular flights to London and other UK cities, as well as overseas destinations.



Dwellinghouse

Easter Muirden is a traditional one and a half storey stone and slate dwelling that benefits from double glazing throughout. Easter Muirden has a flat roof single storey extension on the east elevation and a porch extension on the south elevation providing further living accommodation.

The internal layout is shown on the attached floor plan but in summary, the accommodation comprises:

Ground Floor

Kitchen, Living Room, Bedroom/Public Room, Bathroom, Office/Cloakroom, W.C., Porch

First Floor

Bedroom 1, Bedroom 2 and storage space

Easter Muirden is surrounded by a well kept garden, mainly laid to lawn with mature shrubs. Some areas of the garden have been used to grow fruit and vegetables with a raised bed adjoining the outbuilding opposite the house.

Outbuildings

Easter Muirden benefits from a traditional stone outbuilding split into sections including a former byre, coal store and garage facilities. Another outbuilding found just off the drive provides further storage space and a greenhouse. Easter Muirden also has a two former railway carriages that are used as a workshop and provide further storage. In total the buildings provide around 113 sq. m of useful space.

Land

The agricultural land lies to the north of the house adjoining the property. The land extends to 3.79Ha (9.37 acres) or thereby as per the attached plan and is currently all in grass. According to the Macaulay Institute for Soil Research (now The James Hutton Institute), the land is classified as grade 3(2) and lies at an altitude of between 75m and 85m above sea level. This would be suitable for a range of purposes including equestrian.

Additional Land

Further land to the south of the property extending to 5.97Ha (14.75 acres) or thereby and may be available by negotiation. This land is currently under arable cultivation lying at an altitude of 85m– 90m above sea level.

Services

Mains Electricity, Mains Water Supply, Private Drainage, Telephone

Council Tax

Band C

Energy Performance Certificate

Band F

Home Report

Available to view at www.anestates.co.uk

Entry

By arrangement.

Local Authority

Aberdeenshire Council, Banff and Buchan Area Office, Town House, 34 Low Street, Banff, AB45 1AY Tel: 01467 530700

Mineral Rights

Mineral rights are included in sale, insofar as they are owned.



Sporting Rights

Mineral rights are included in sale, insofar as they are owned.

Common Agricultural Policy

BPS Entitlements are not included in sale price but available by separate negotiation.

Note

Prospective purchasers should note that;

- 1) 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.
- 2) The additional land will not be sold separately from Easter Muirden.



IMPORTANT NOTICE

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** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

STIPULATIONS

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.

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.

Apportionments

All outgoing(s) 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.

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).

Mis-representation

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, 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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