

**ABERDEEN
&
NORTHERN
ESTATES**

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BROOMLEA, MUIR OF LOCHS, GARMOUTH, FOCHABERS, IV32 7LG

Fochabers 6 miles

Lhanbryde 2.5 miles

Elgin 6.5 miles



**OFFERS OVER
£280,000**

An attractive 3-bedroom detached family home with mature gardens, outbuildings and approximately 3.93 acres split into two paddocks situated on the Morayshire coast.

To view the property or for further information
please contact:

Mr Beattie: 01343 842349

or

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Directions

Aberdeen / Fochabers: Via A96 heading west. From the Fochabers by-pass, A96 - travel west towards Elgin for approximately 4 miles, take right hand turn signposted 'Urquhart' and 'Maverston Golf Course' in approximately 1.7 miles at the cross roads take the right hand turn signposted 'Garmouth' and 'Kingston'. After approximately 1.2 miles the property is located on the right hand side of the public road signed 'Broomlea'.

Inverness / Elgin: Via A96 heading east. Approximately 4.8 miles east of Elgin on the A96 take the first left hand turn after Threaplands Garden Centre signposted 'Urquhart' and 'Maverston Golf Course' then follow the directions as noted above.

The exact location of the property can be seen on the attached OS extract plan.

Situation

Broomlea is situated close to the popular coastal village of Garmouth, approximately 6 miles from the Speyside village of Fochabers. The property enjoys a semi-rural location with views over farmland towards the Moray coast and Maverston Golf Course. The property benefits from good roadside access and the nearby village of Fochabers provides everyday shopping and post office facilities with a wider selection of shopping and other services available in the nearby town of Elgin, including supermarkets, restaurants, leisure facilities and train station. Inverness Airport (38 miles) and Aberdeen Airport (58 miles) operate regular flights to London and other UK cities, as well as overseas destinations.

Primary schooling is available at Mosstodloch (4.6 miles) and Milnes Primary and Secondary school in Fochabers (6 miles). Broomlea is also situated on the school bus route.

The surrounding area has a number of golf courses including Maverston, Garmouth and Kingston, Spey Bay and the prestigious Moray Golf Club at Lossiemouth. The nearby Spey Bay Nature Reserve managed by the Scottish Wildlife Trust is a beautiful coastal reserve located on Scotland's largest shingle beach and is a wonderful place to walk and observe the local

flora and fauna of the area. Spey Bay also hosts the Whale and Dolphin Centre where pods of Dolphins and Whales are often sighted feeding from migratory salmon in the mouth of the River Spey.

Council Tax
Band E

Energy Performance Report
Band E

Local Authority

Moray Council Office, High Street, Elgin, Moray IV30 1BX. Tel: 01343 543 451 Website: www.moray.gov.uk

Services

Oil fired central heating, mains water, mains electricity and septic tank

Entry

By arrangement.

Home Report

Can be viewed at www.anestates.co.uk

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.



PARTICULARS

Dwellinghouse

Broomlea House was built approximately 50 years ago by the current owner and has been extended and upgraded since to form a comfortable family home with well laid out accommodation. The detached property is built over 1½ storeys with the main walls harled or faced with Fyfestone and a pitched slate roof. Accommodation is spacious with three bedrooms with built in wardrobes, one reception room, a sunroom and two bathroom/ shower rooms. The heated conservatory/sunroom provides an attractive entrance to the property and useful additional living space throughout the year. The property benefits from double glazed windows throughout. To the rear of the property is an attached green house which is accessed via patio doors from the kitchen which also houses the boiler. A single garage and store is attached to the northern gable of the property.

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

Ground Floor

Heated Conservatory, Hallway with stairs to first floor, Living room, Dining Kitchen, Rear Vestibule, Utility, Pantry, Bathroom and Bedroom

First Floor

Landing, Shower Room, Master Bedroom and Third Bedroom

Broomlea benefits from mature gardens with a pond, flower beds, fruit trees and a prolific kitchen garden. There are various outbuildings including two agricultural buildings which could be used for equestrian purposes, summer house and garden shed. The gardens are enclosed to the minor road known as 'Station Road' which provides access to the property and paddocks via a short gated concreted driveway which provides ample parking.

Broomlea, Muir of Lochs, Garmouth, Fochabers, IV32 7LG

Approximate Gross Internal Area (including Garage & Store) = 168.9 sq m / 1818 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (11453619)

Outbuildings

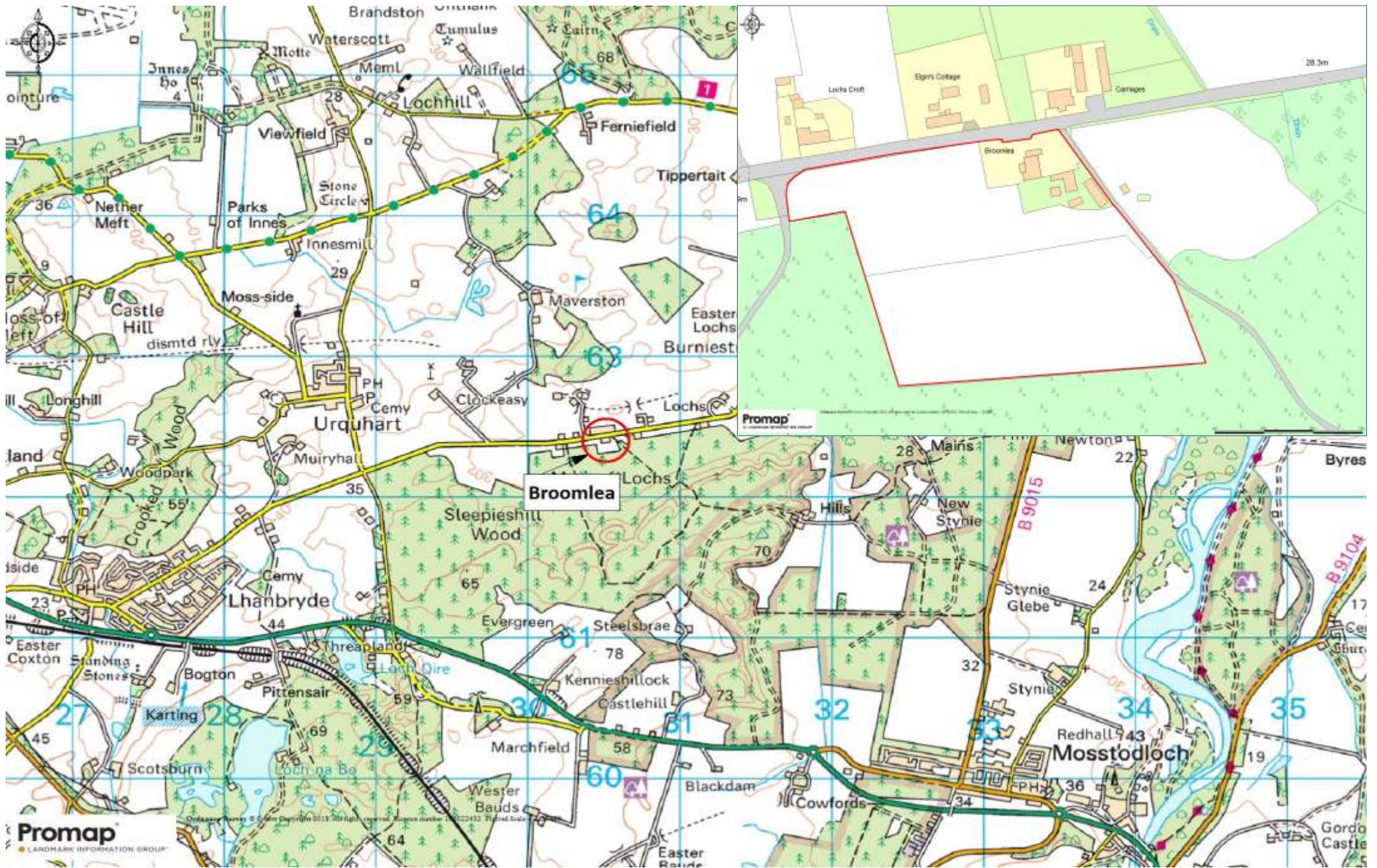
The outbuildings are situated to the east rear elevation of Broomlea. The buildings are well suited to agricultural, equestrian or general storage purposes and include a Dutch barn and pole barn, summer house and garden sheds.

Land

There are two fields adjacent to Broomlea extending to about 1.59Ha (3.93 acres) or thereby are included within the sale. The land is currently in grass, stock proof fenced and served by a water supply from Broomlea.







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** 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 any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information and Stipulations, the latter shall prevail. Offers in Scottish Legal Form should be submitted to the selling agents. However, the seller(s) reserves the right to withdraw the property, or any part of it from the sale.

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 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.

Date of Publication: July 2018

