

**ABERDEEN
&
NORTHERN
ESTATES**

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**OFFERS OVER
£295,000**

BREAGHA, MAINS OF CUSHNIE, ALFORD, AB33 8LH

Alford 7 miles

Banchory 21 miles

Inverurie 22 miles

Aberdeen 28 miles



A modern, extremely well maintained 3/4 bedroom detached split-level bungalow set within a tranquil area with a range of useful of outbuildings and approximately 2.2Ha (5.4 acres) or thereby of well fenced grass paddocks. Idyllic rural location with lovely views of the countryside. For sale as a whole with vacant possession.

To view the property or for further information please contact:-

Alistair Robertson - 07980 968 654

or

Aberdeen & Northern Estates Ltd

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Directions

From Aberdeen take A944 towards Westhill and Alford. Stay on the A944 for 22 miles until signposted to Tough and Muir of Fowlis, turn left onto this road and continue till reaching a "give way" sign, turn right at the signpost and take the (A980) to reach Muir of Fowlis. Where the road forks take the left fork signposted to Towie. Stay on this road before turning left where signposted to Milton of Cushnie, Leochel Cushnie and Tillylodge. Continue on entering Milton of Cushnie and turn left passing over the Cushnie Burn and Breagha will be found on the right hand side of the road. The exact location of the property is shown on the attached OS plan.

Situation

Breagha is located in the peaceful hamlet of Cushnie, just 7 miles south west of Alford. Alford provides a range of local amenities including a supermarket, the town also has an 18 hole golf course and is home to the Alford Ski Centre. Other recreational opportunities including the Grampian Transport Museum and Haughton and Murray Country Park.

The surrounding area provides further benefits including the picturesque Craigievar Castle and Tarland golf course, a challenging 9-hole golf course designed by Tom Morris in 1908. The nearby MacRobert Trust Estate provides a variety of walking routes in the area, as does the Muir of Dinnet Nature Reserve found just inside the Cairngorms National Park.

The Cairngorms National Park can be reached within a short drive and show cases some of the best recreational opportunities and scenery Scotland has to offer.

The towns of Banchory (21 miles) and Inverurie (22 miles) provide a wider range of shopping facilities and supermarkets and can both be reached in approximately 30 minutes.

The City of Aberdeen is approximately 28 miles and can be reached in approximately one hour by car (rush hour excepted) and 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.



Primary schooling is available at Craigievar Primary (4.5 miles) whilst secondary education is available at Alford Academy (7 miles).

Local Authority

Aberdeenshire Council, School Road, Alford, AB33 8TY
Tel: 01975 564801

Council Tax
Band E

Energy Performance Certificate
Band D

Entry

By arrangement.

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

Breagha

Breagha is a comfortable 3 bedroom house split across two levels. The property is well maintained and has recently been re-decorated to a high standard. The property benefits from double glazing and oil-fired central heating throughout. The house is surrounded by a mature private garden with trees and shrubs with an area of decking outside which benefits from sunshine throughout the summer. The property has a gravel driveway extending to the rear and this area provides ample space for parking and storage.

In summary the accommodation at Breagha comprises:

Living Room, Office/Dining Room, Kitchen/Dining Room, Bedroom 1 with en-suite, Bedroom 2, Bedroom 3, Bathroom.

Services

Private Water, Private Drainage, Mains Electricity. Telephone

Outbuildings

Included in the sale are 3 permanent outbuildings located to the rear of the property. The outbuildings provide an excellent area for those looking to run a small business from home.

Office/Workshop - this provides an excellent additional space of 22m², which could be used for a number of purposes, this area is well insulated and has additional loft space.

U-shaped store - this areas was formally utilised as a stable block and could easily be used as a stable block, it is currently split into three parts as a store and workshop. Total area 60m²

Storage building - timber shed erected 6 years ago split into 2 separate sections with a total area of 33m²

Land

Breagha also has land extending to approximately 2.2Ha (5.4 acres) split across 2 fields included in the sale. Access to both fields is found to the rear of Breagha. Field 1 is 1.10Ha (2.74 acre) or thereby and includes a small pond located to the north of the field. Both fields are currently laid in grass and are bound to the north by the Cushnie Burn. Field 2 adjoins the first field and is approximately 1.13Ha (2.74 acres). Combined with the outbuildings both fields provide an ideal opportunity for those with equestrian interests or a smallholding.

Breagha, Mains of Cushnie, Alford, AB33 8LH

Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft

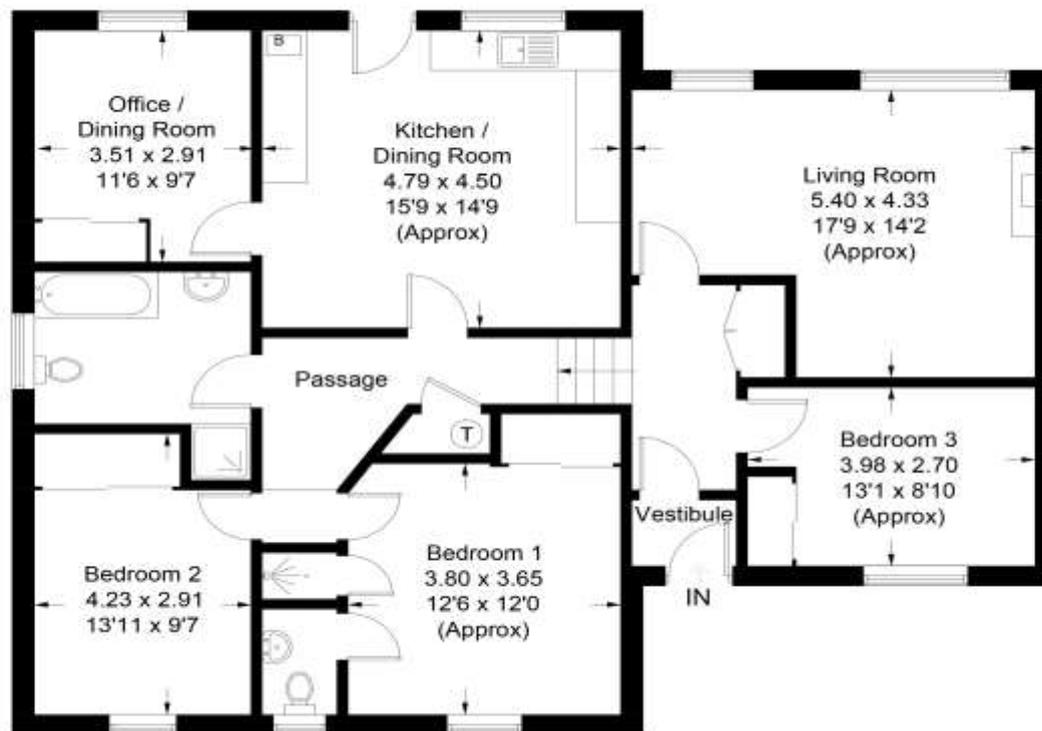
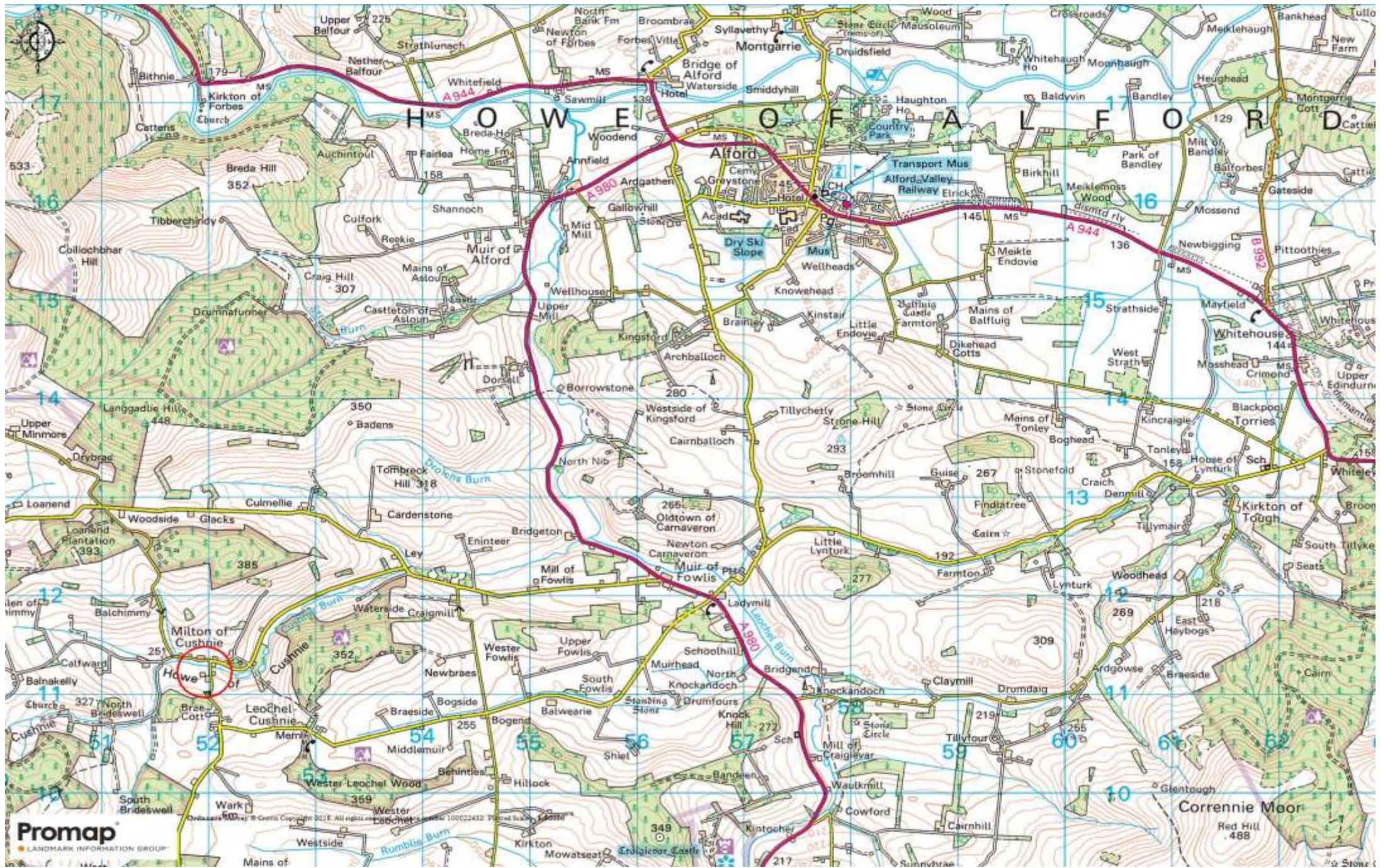


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID403222)









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.

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