



**MILL OF DURNO, PITCAPLE
INVERURIE, AB51 5ED**

**ABERDEEN
&
NORTHERN
ESTATES**





Inverurie 6 miles



Oldmeldrum 6 miles



Aberdeen 22 miles

MILL OF DURNO, PITCAPLE

INVERURIE, AB51 5ED

A SPACIOUS FAMILY HOME WITH PANORAMIC VIEWS OF BENNACHIE AND SURROUNDING COUNTRYSIDE COMPLETE WITH BEAUTIFUL GARDEN AND USEFUL OUTBUILDINGS. ADJOINING FARMLAND SUITABLE FOR EQUESTRIAN OR OTHER PURPOSES AVAILABLE BY SEPARATE NEGOTIATION.

OFFERS OVER £425,000



Viewing

By appointment with the sellers - **DR & MRS J ROGERSON** - TEL: **07939032777** or **ABERDEEN & NORTHERN ESTATES** - TEL: **01467 623800**

Directions

From Aberdeen, travel north on the A96 towards the village of Pitcaple, turning right where signposted 'Whiteford' and 'Durno'. Continue along this road for approximately ½ mile, turning left at the crossroads onto Whiteford Road. Continue on this road for approximately ¾ mile then turn left at the large stone signage 'Mill of Durno Farm'. After a short distance, turn left to reach the property. The exact location of the property is shown on the attached OS plan.

Situation

Mill of Durno farmhouse is located near the village of Pitcaple in a picturesque rural setting, commanding impressive views of the Bennachie range and surrounding area, yet only a short distance away from Inverurie. With excellent road and rail links nearby, the property is conveniently located for access to the north and south including Dyce, Aberdeen, Huntly and Elgin. The popular and expanding town of Inverurie (6 miles) provides a wide range of shops and amenities including supermarkets, restaurants, sports centre, bowling, swimming pool and health centre. Furthermore, the surrounding area provides excellent recreational opportunities including golf courses, fishing on the rivers Don and Ury, mountain biking and hillwalking.

The City of Aberdeen is approximately 22 miles and can be reached in under 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 Logie Durno Primary (1 mile) whilst secondary education is available at Meldrum Academy (6 miles).

Local Authority

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WB. Telephone: 03456 08 12 08

Services

Mains electricity, Mains water and Private drainage.

Entry

By arrangement.

Council Tax
Band F

Energy Performance Certificate
Band F

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

House

Mill of Durno is a traditional, detached farmhouse which has been maintained to a high standard and provides spacious family accommodation over two floors. The internal layout is shown on the attached floor plan, but in summary comprises:

Ground Floor

Entrance Vestibule, Utility Room, Shower Room, Study, Kitchen with Dining Area, Bathroom, Living Room, Public Room/Bedroom 4 and Sun Room

First Floor

Master Bedroom, Bedroom 2, Bedroom 3 and Shower Room

The property is served with LPG central heating supplemented by a woodburning stove in the Living Room and is fully double glazed. The property benefits from a beautifully maintained, south-facing garden which is primarily laid to lawn with mature trees, shrubs and a patio area. There is also a greenhouse, solar dome, gazebo and single garage/shed which are included in the sale. There is ample parking for several cars to the rear of the property.

Buildings

Included in the sale is a steel portal frame building with concrete floor, measuring approximately 12.5m x 9.5m, which could be used for garaging vehicles, general storage or as a workshop. In addition, there is a U-shaped steading extending to approximately 275m² providing scope for a variety of uses as well as potential development (subject to obtaining the necessary planning consents).

Land

Available for sale by separate negotiation are two parcels of land. Field No. 1 (shaded blue on the attached plan) surrounds Mill of Durno and extends to 6.1 hectares (15 acres) or thereby. Field No. 2 (shaded red on the plan) to the west extends to 6.7 hectares (16.6 acres) or thereby. Both fields are currently under an arable cropping arrangement with a neighbouring farmer. The sellers would also consider selling smaller areas of land if preferred.

Mill Of Durno, Pitcable, Inverurie, AB51 5ED

Approximate Gross Internal Area
181.3 sq m / 1951 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID:406498)



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

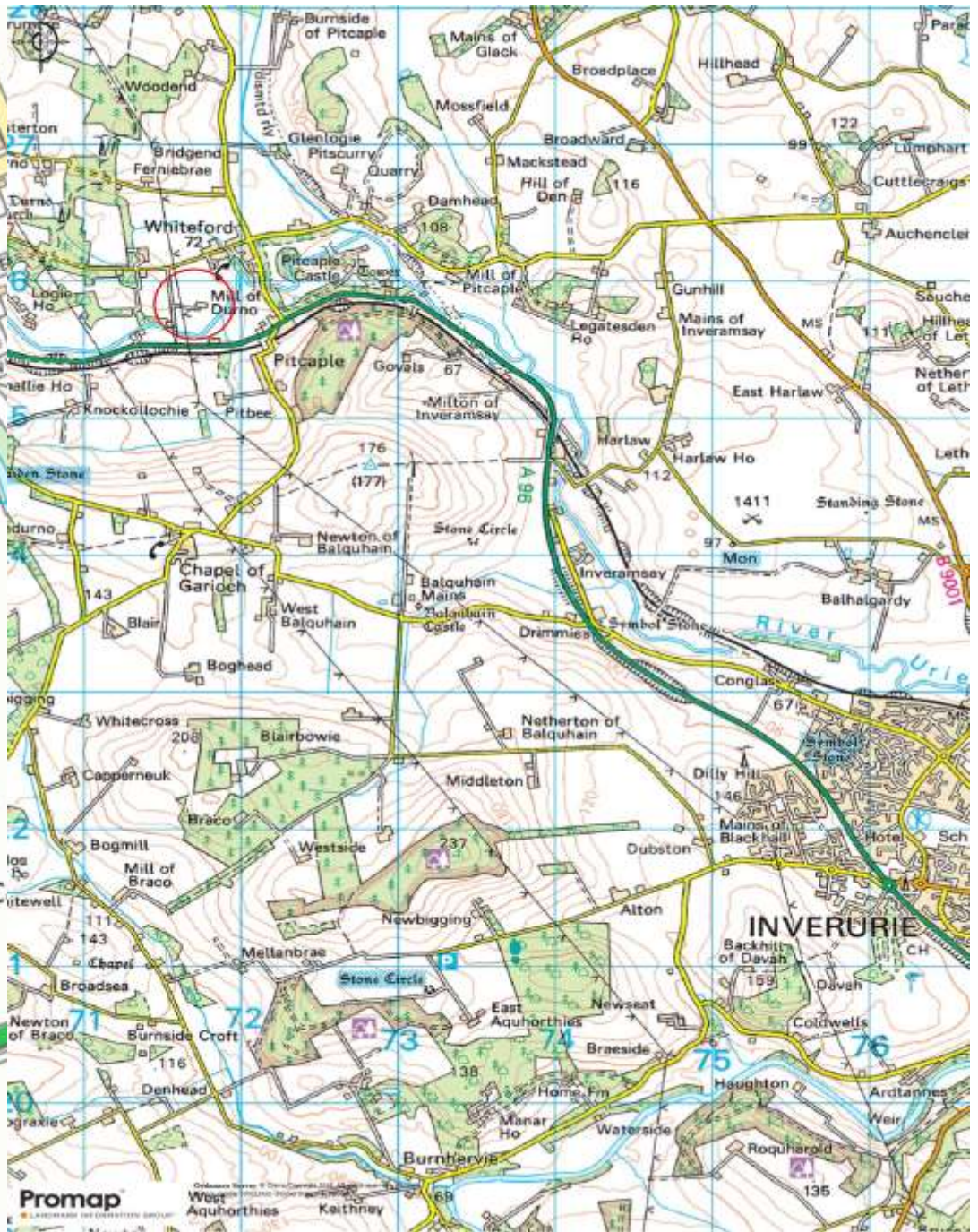
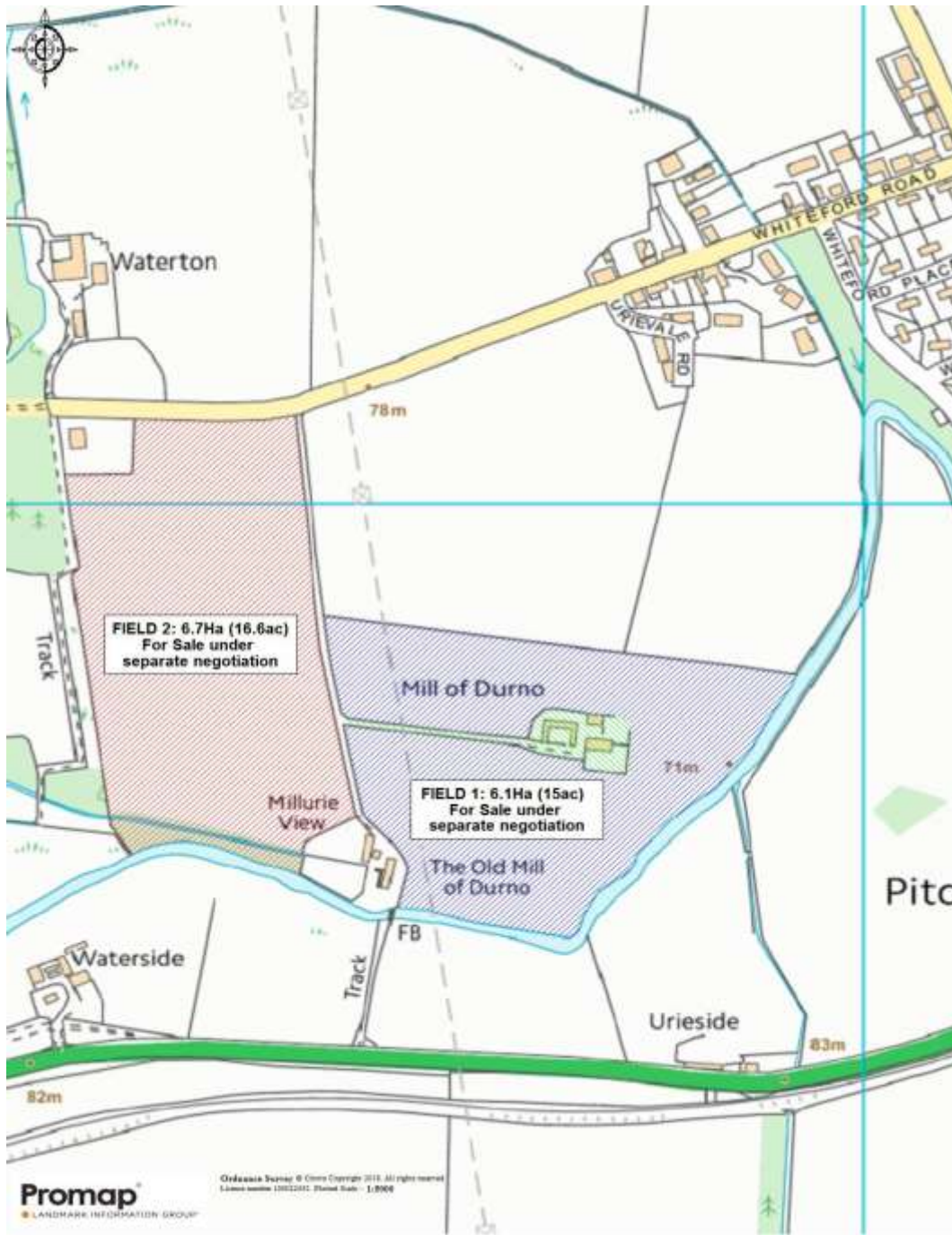
The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents.

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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