

**ABERDEEN  
&  
NORTHERN  
ESTATES**

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# REISK CROFT, CRIMOND, FRASERBURGH, AB43 8QJ

Mintlaw 8½ miles

Peterhead 8½ miles

Fraserburgh 9 miles

Aberdeen 36 miles



**OFFERS OVER  
£375,000**

A spacious 6-bedroom house set within attractive garden grounds on the edge of Crimond. For sale as a whole.

To view or for further information please contact:

Mr J Gibbins 07833378748

or

Aberdeen & Northern Estates Ltd

01467 623800

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### Directions

From Peterhead travel north on the A90 towards Fraserburgh. Upon entering Crimond take the next left immediately after the sign for "Crimond House". Reisk Croft can be found along the private track on the left hand side of the road as shown on the OS extract plan.

### Situation

Reisk Croft enjoys a pleasant and peaceful setting, while still located at the edge of the vibrant village of Crimond. The property has previously been a popular garden centre providing a variety of bedding plants and has the potential to do so again or function as a B&B, small holding or equestrian unit.

The village of Crimond is within walking distance, under half a mile away. The village provides a range of services and amenities including a local shop, primary school and a newly built community hub complex with medical practice. The village is also host to Crimond Raceway, the most northerly stock car track in the UK, which attracts motor enthusiasts nationwide. Found a mile north is the peaceful Loch of Strathbeg, this is a designated Special Protection Area for wildlife conservation run by the RSPB and is a popular spot for visitors and locals.

A wider range of shops and services can be found at the busy fishing port of Peterhead 9 miles south east, while Fraserburgh is only 9 miles to the north west which also offers a range of shops, amenities, services and secondary education.

The City of Aberdeen can be reached in an hour by car (rush hour excepted) and provides a theatre, two universities and excellent shopping facilities. In addition, Aberdeen has a mainline railway station and an airport operating regular flights to London and other UK cities, as well as overseas destinations.

### Local Authority

Aberdeenshire Council, Buchan Area Council, Buchan House, St Peter Street, Peterhead, AB42 1QF  
Tel 01467 537 259 [www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)

### Entry

By arrangement.



### Services

Telephone, Mains Water Supply, Private Drainage, Electricity - Pellet Boiler installed 2 years ago that provides hot water and central heating, Mains Gas is available and 16 solar panels installed 3 years ago. Renewable Heat Incentive scheme which runs until 2022 providing £800 per quarter available by separate negotiation.

### Viewing

By appointment. See contact details on front page.

### 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

## Reisk Croft

Reisk Croft is a well maintained dwelling providing 6-bedroom accommodation across two floors. The house is made up of a traditional farmhouse with a more modern single storey bungalow extension and conservatory to the rear which provides spacious family accommodation. The accommodation and layout is shown on the attached floor plan but in summary comprises:

### Ground Floor

Kitchen, Conservatory, Living Room, Dining Room, 3 bedrooms with en-suite, Bedroom, Office, Scullery

### First Floor

2 bedrooms with additional storage space

Reisk Croft benefits from a large of yard space to the front of the property that could accommodate a number of cars. The house is set within attractive garden grounds to the rear which are predominantly laid to lawn with mature shrubs and an area of fruit and vegetable boxes, all sheltered by mature trees. A large grass paddock of 1.4 acres or thereby is found to the south which could be used for livestock grazing or for equestrian use.

**Council Tax**  
Band E

**Energy Performance Certificate**  
Band F

## Outbuildings

Reisk Croft benefits from a range of outbuildings that could be used for a number of purposes. Some of the buildings, together with approximate measurements, include:

**Office** 12.2m x 4.76m

**Summer House** 10.14 x 3.40m

**Kennels** 5m x 3m

Reisk Croft presents a unique opportunity given the location, spacious layout of the house, range of outbuildings, paddock and yard space set within 1.36Ha (3.38 acres). The property provides a range of opportunities as a small holding, B&B, Kennels, spacious family home or as an equestrian facility. The car parking area has previously been used as a sand school and the outbuildings as stabling for horses.

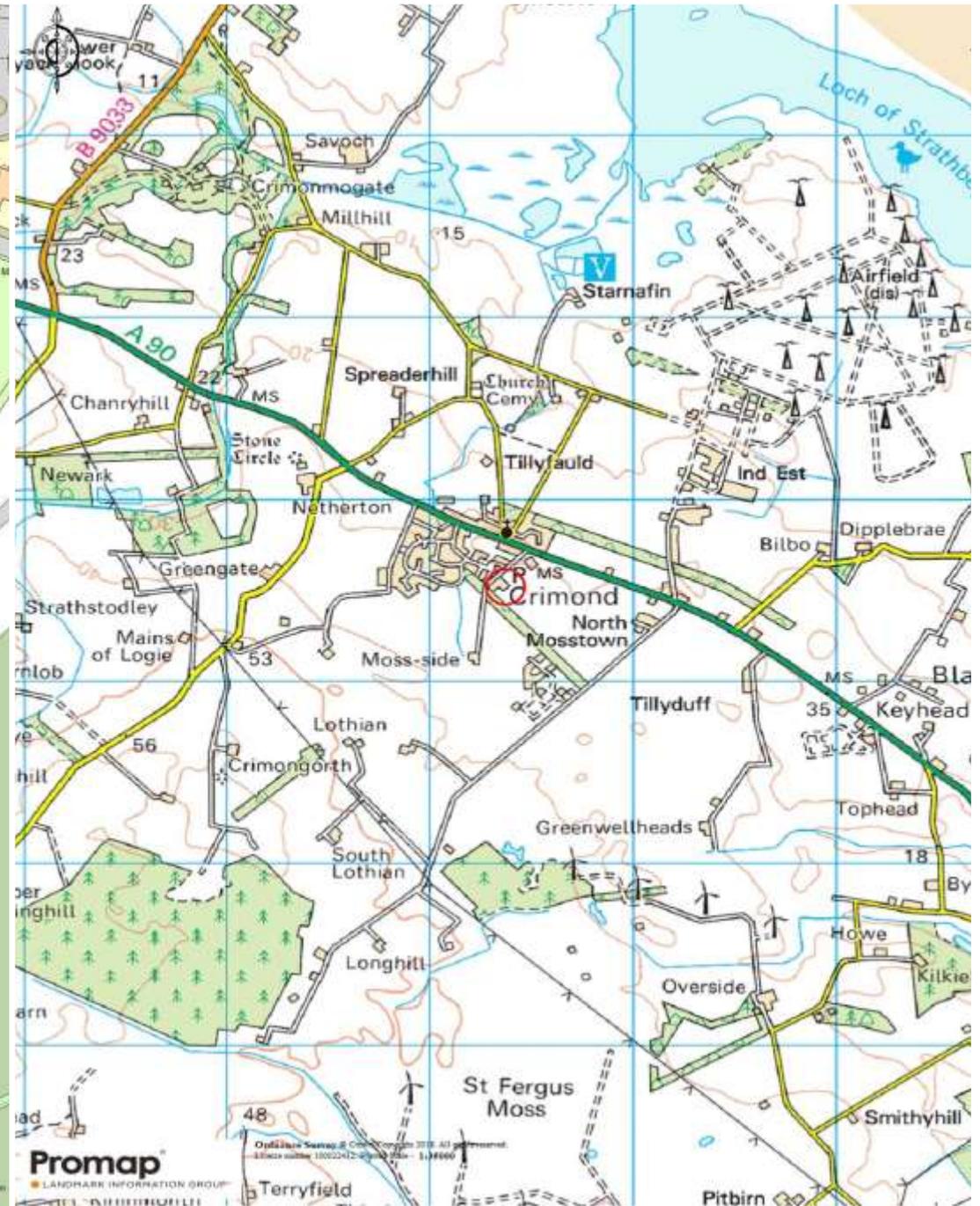
## Reisk Croft, Crimond, AB43 8QJ

Approximate Gross Internal Area  
297.5 sq m / 3202 sq ft  
Outbuildings = 120.2 sq m / 1294 sq ft  
Total = 417.7 sq m / 4496 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (D489256)





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# 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.

Date of Publication: December 2018  
Photographs Taken: Summer 2015

## 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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