

**ABERDEEN
&
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ESTATES**

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1 HILLVIEW COTTAGES, LUMSDEN, ABERDEENSHIRE, AB54 4JN

Alford 9 miles

Huntly 12 miles

Aberdeen 35 miles



Asking Prices

Lot 1 - o/o £ 165,000

Lot 2 - o/o £ 40,000

Total - o/o £ 205,000

Spacious family home with scenic views and useful outbuildings including large workshop, yard area and development opportunity. For sale as a whole or in two lots.

To view or for further information please contact:

Mr McConnachie - 07935286276

or

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Directions

From Aberdeen, travel west on the A944 passing through Alford towards Huntly. At the turning signposted for Kildrummy and Strathdon, continue straight ahead on the A97 for approximately 1 mile to reach Lumsden. From the Main Street, turn left at Hanover Court (opposite red phone box) then turn right. 1 Hillview Cottages is the first property located on the left. The exact location of the property is shown on the attached OS plan.

Situation

1 Hillview Cottages is situated in the peaceful village of Lumsden, approximately 9 miles from the town of Alford and 12 miles from the market town of Huntly. Lumsden provides a primary school, garage with small shop, pub, a community run village hall and is also home to the Scottish Sculpture Workshop. An excellent range of amenities is available in Alford including health centre, shops, hotels, modern community campus with swimming pool and library, dry ski slope, 18 hole golf course and bowling green. Secondary schooling is available at Alford Academy or The Gordon Schools in Huntly.

Located in the heart of picturesque upper Donside and within a 15 minute drive from the Cairngorms National Park, Lumsden is ideally located for recreational pursuits including hillwalking, mountain biking, cycling, horse riding, fishing and skiing. Alford is also home to the Grampian Transport Museum and Haughton Country Park, a 40 hectare park with walking trails, children's play area and camp site.

The City of Aberdeen, approximately 35 miles to the east, can be reached in an hour by car (rush hour excepted) and provides a 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 and also an airport operating regular flights to London and other UK cities, as well as overseas destinations.

Services

Mains Water, Mains Drainage, Mains Electricity and Telephone

Local Authority

Aberdeenshire Council, School Road, Alford, AB33 8TY
Tel 03456 08 12 08 www.aberdeenshire.gov.uk



Council Tax

Band C

Energy Performance Certificate

Band F

Home Report

An independent Home Report is available for inspection from the selling agents

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

1 Hillview Cottages, Lumsden, Huntly, AB54 4JN

Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft



Lot 1 - 1 Hillview Cottages

This end terraced dwellinghouse provides spacious family accommodation over two floors with the addition of a large single storey extension. 1 Hillview Cottages enjoys picturesque views of hills and surrounding countryside to the west. The property is well maintained throughout and has an attractive modern fitted kitchen. The accommodation and layout is shown on the attached floor plan but in summary comprises:

Ground Floor

Kitchen, Living Room/Dining Area, Shower Room, Sitting Room, Bedroom 3

First Floor

Bedroom 1, Bedroom 2 and Bathroom

The property benefits from double glazing and oil central heating. Outside, there is a good-sized garden, predominantly laid to lawn and patio with attractive flower and shrub borders to the side and rear of the property. There is ample off street parking in the private driveway where there is also a coal shed.

Lot 2 - Outbuildings and Yard

Outbuildings

Situated a short distance south of Hillview Cottages, this useful range of buildings including a large workshop which could be adapted for other uses (subject to obtaining necessary planning consent). The outbuildings, together with approximate measurements, include:

Workshop 15m x 8m

Traditional stone built building with internal office area, upper floor and supplied by mains electricity

Single Garage 6m x 4m

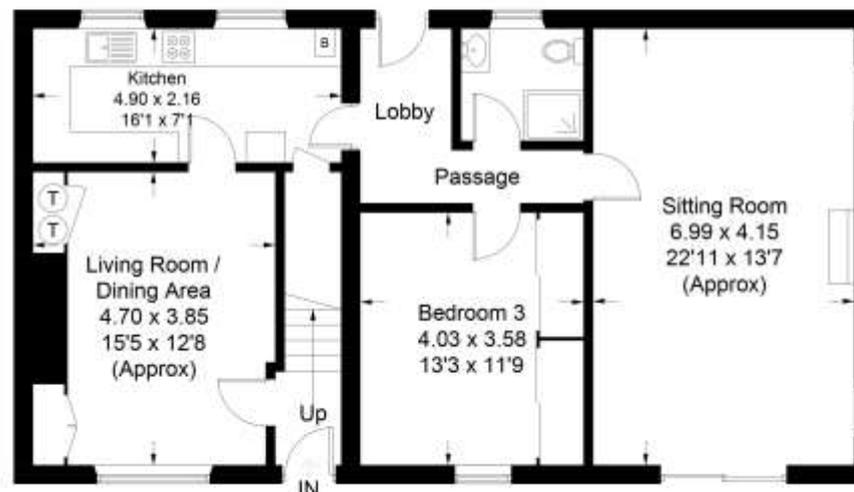
Insulated and lined, with up and over garage door

Storage Shed 10m x 4m

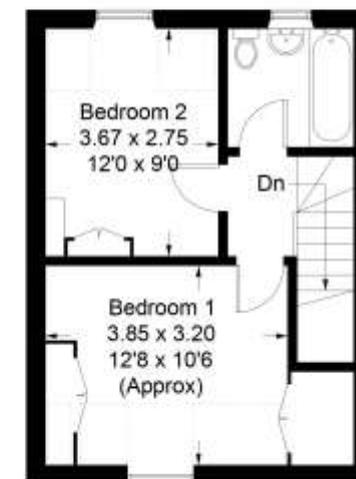
Yard

The yard area included in Lot 2 extends to approximately 400m² and can be accessed from north of the workshop. This provides useful areas of hardstanding around the outbuildings as well as space for development.

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



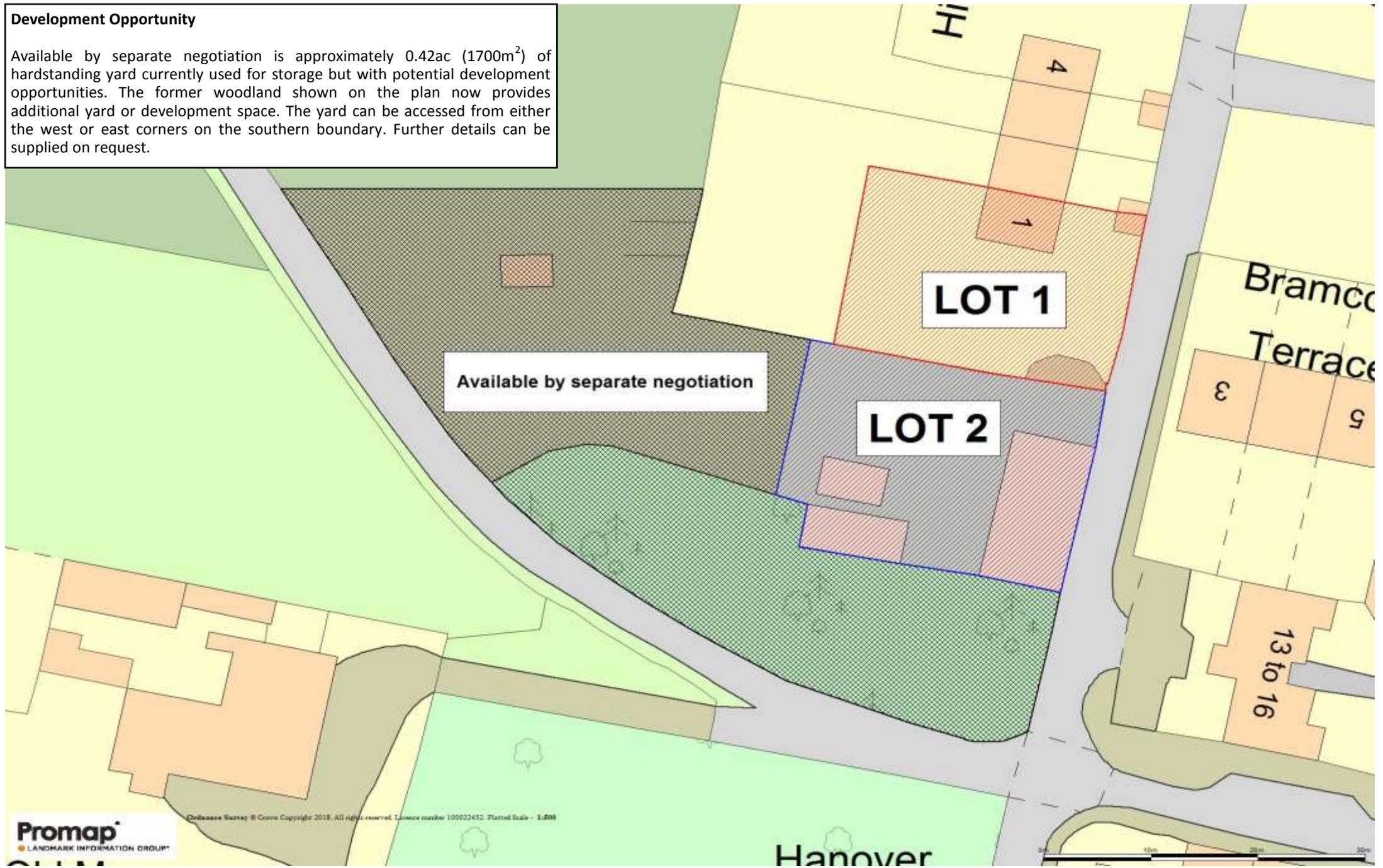
First Floor

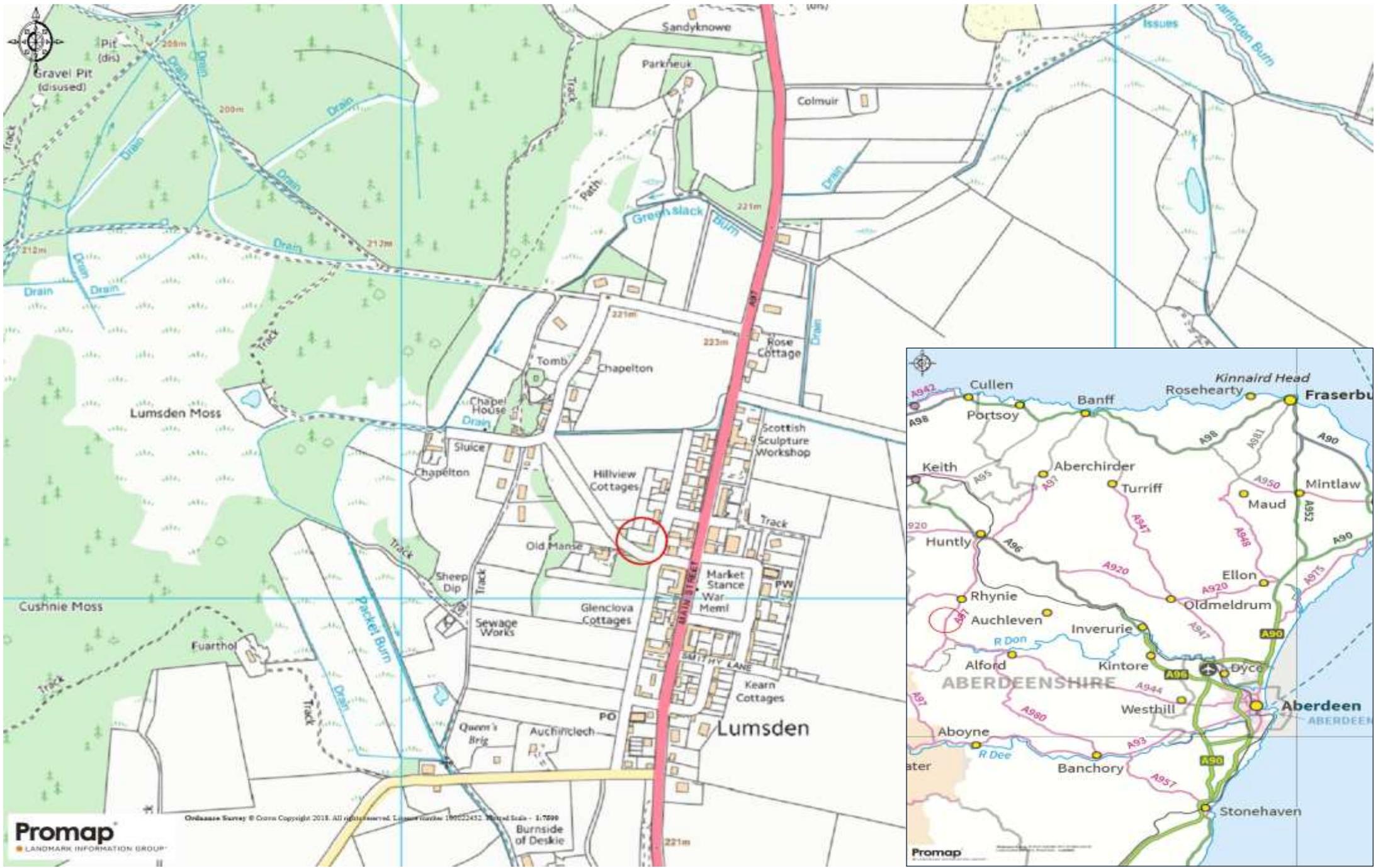
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID462281)



Development Opportunity

Available by separate negotiation is approximately 0.42ac (1700m²) of hardstanding yard currently used for storage but with potential development opportunities. The former woodland shown on the plan now provides additional yard or development space. The yard can be accessed from either the west or east corners on the southern boundary. Further details can be supplied on request.







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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