



## DETACHED TRADITIONAL COTTAGE AND RANGE OF OUTBUILDINGS

INVERTHERNIE CROFT, AUCHTERLESS,  
TURRIFF, AB53 8DD

### Summary

Sitting room ♦ kitchen ♦ utility room ♦ dining room/bedroom 3

**First floor:** Two bedrooms ♦ bathroom

EPC = G

Fyvie 6 miles

Aberdeen International Airport 27 miles

Aberdeen 31 miles

### Directions

Travelling on the A90 north, turn left onto B999 at the Bridge of Don roundabout. Bypass the settlement of Whitecairns then take a turn to the left onto B979 Continue to the end of this road and on joining the A947 turn right onto Oldmeldrum road. Travel through Whiterashes and Oldmeldrum on the A947.

Continue on the A947 from Oldmeldrum for 12 miles through Fyvie. Turn left once you reach the left for B992 road. Continue on this road for about 1 mile and the property is on your right.

### Location

The property is 1.75 miles from the small settlement of Kirkton of Auchterless, which has a primary school and 5.5 miles to the south of Turriff which is home to some great shops and tourist attractions as well as a primary and secondary school, a number of banks, a pharmacy and a supermarket. Aberdeen International Airport is about 27 miles away whilst Aberdeen City, with a population of c. 223,000 is 32 miles to the south. There is a regular bus service connecting Turriff with both Dyce and Aberdeen City centre and a number of new bus connections to: Inverurie, Elgin and Banff from Turriff.

### Savills Aberdeen

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## Description

The property lies on its own in a rural setting. It adjoins the B992 and is otherwise surrounded by agricultural land. It is believed that the property is about 100 years old. Detached the walls are solid stone and the roof is pitched and slated. This is a great opportunity to purchase a former estate cottage as a blank canvas.

## Outside

There are a range of outbuildings including: (i) utility shed, adjoining rear of house, formed with concrete block walls harled externally, mono-pitched roof clad with corrugated asbestos sheeting, concrete floor, timber panel entrance door, plasterboard lined internal walls, fitted with lighting and sockets, with an internal floor area of 5 square metres; (ii) workshop adjoining above utility shed, with part stone and part concrete block walls, the same mono pitched asbestos clad roof, concrete floor, timber lined door, small single glazed window and floor area of 4 square metres; (iii) shed at rear of workshop, with rough concrete floor, part stone and part concrete block walls, pitched roof clad with corrugated tin and floor area of 24 square metres; (v) traditional shed, detached from above buildings, built with single storey stone walls and a pitched slated roof hipped at each end, floor area of 46 square metres.

There is an exclusive 50 metre long stone access track from the B992.

## General Information

**Services:** Mains electricity. Mains water. Private drainage. Electric heating including storage and panel heaters. Double Glazing.

**Fixtures and fittings:** Sold as seen

**Local Authority:** Aberdeenshire Council – Band B

**Home Report & Energy Performance:** A copy of the full Home Report and Energy Performance Certificate is available on request.

**Servitude rights, burdens and wayleaves:** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession:** To be by mutual agreement.

**Offers:** Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**Viewing:** Strictly by appointment with Savills – 01224 971110

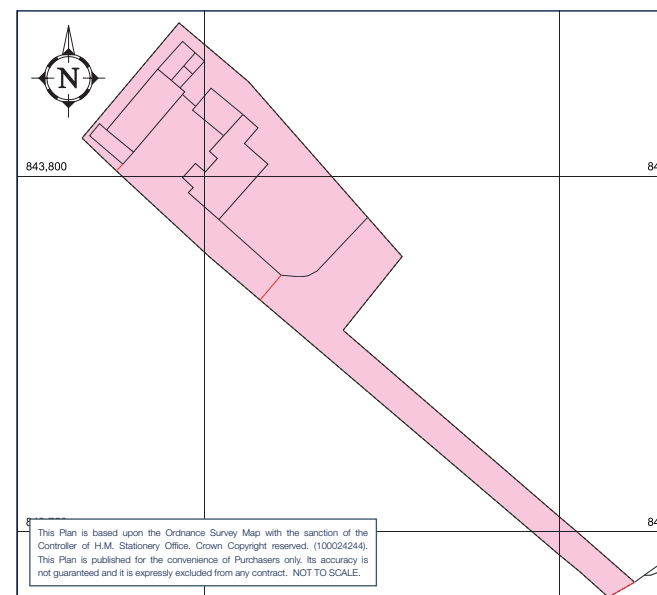
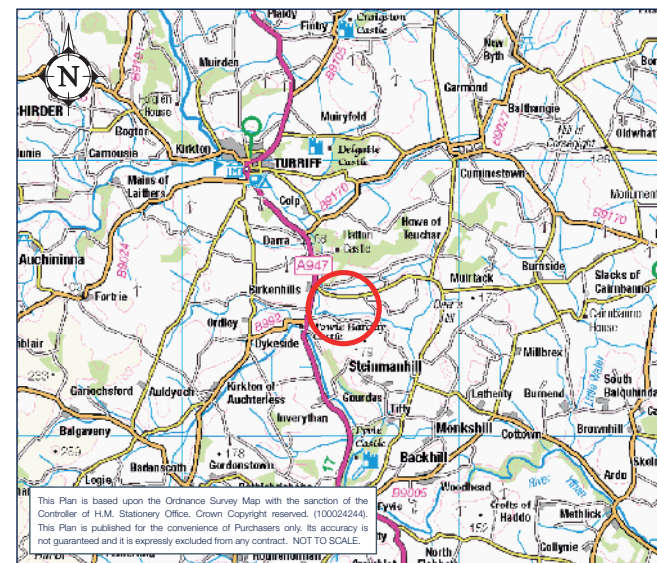
## FLOORPLANS



Gross internal area (approx): 118.26 sq.m (1273 sq.ft)  
(Including Shed 1, Workshop & Store)

Shed 2: 45.89 sq.m (494 sq.ft)

For Identification Only. Not To Scale.



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