



TRADITIONAL DETACHED ONE AND HALF STOREY COTTAGE

GREENBRAE COTTAGE, AUCHTERLESS,
TURRIFF, AB53 8HD

Summary

Sitting room ♦ open plan dining room/kitchen ♦ shower room
dining room/bedroom 3

First floor: Two bedrooms

EPC = G

Fyvie 6 miles

Aberdeen International Airport 26.5 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. Once you reach the left for B992 continue on the A947 and take the next right turn. Continue past the roadside properties and Greenbrae Cottage is the next property on your right.

Location

The property is located 4.9 miles from the south of Turriff, 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.

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Description

The property lies on its own in a rural setting, adjoining a narrow private road 300 metres from the Aberdeen - Turriff A947. It is otherwise adjoined by agricultural land.

The main part of the property is likely to be around 100 years old. The rear extension may have been converted into accommodation at a later date. Detached the walls are solid stone and roofs are pitched and slated. This is a great opportunity to acquire a former estate cottage as a blank canvas.

Services

Mains electricity. Electric storage and convector heaters. Double Glazing. Private water and private drainage.

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.

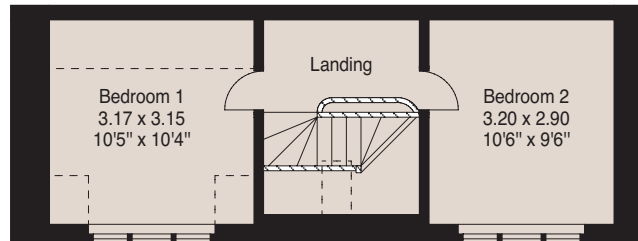
Viewing

Strictly by appointment with Savills – 01224 971110

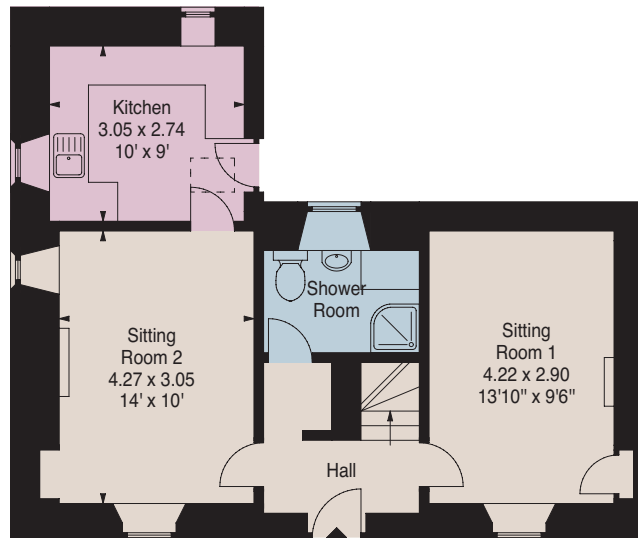
FLOORPLANS

Gross internal area (approx):
74.13 sq.m (798 sq.ft)

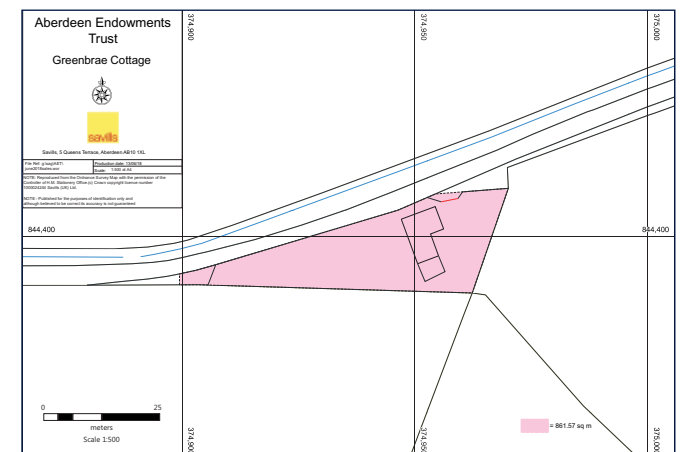
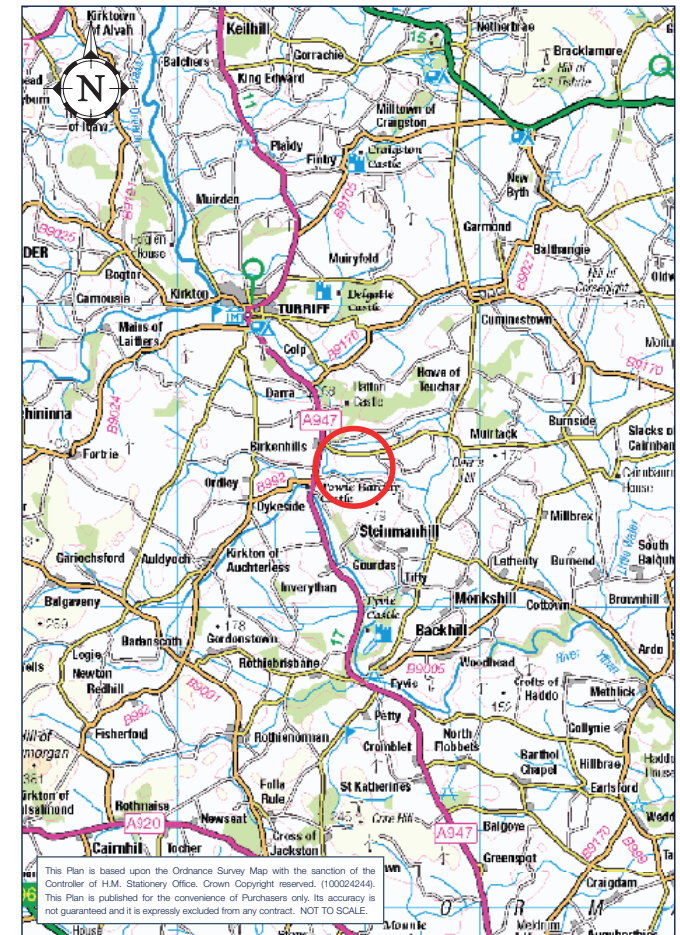
For Identification Only. Not To Scale.



First Floor



Ground Floor



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