

Galbraith

MAINS OF PITTENDREICH,
TURRIFF, ABERDEENSHIRE





MAINS OF PITTENDREICH, TURRIFF, ABERDEENSHIRE

Detached four-bedroom rural farmhouse with superb views

Turriff miles 7 Miles ■ Huntly 14 mile ■ Aberdeen 42 miles

- 2 reception rooms. 4 bedrooms
- Rural Aberdeenshire location
- Generous accommodation
- Lifestyle opportunity
- Scenic views
- Additional land via separate negotiation



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com





SITUATION

Nearby Turriff is a market town situated in north Aberdeenshire, approximately 38 miles northwest of Aberdeen city centre, around 11 miles southeast of Banff, and 9 miles south of MacDuff. The town is served by a local bus service as well as a regular service to and from Aberdeen. The area offers many amenities including a Cottage Hospital/ HAhealth Centre, Sports Centre, Golf Course and swimming pool along with Primary and Secondary education. The town centre offers a wide variety of shops including a large supermarket. It is also home to the Turriff Show, the largest Agricultural Show in the North of Scotland.

DESCRIPTION

Situated in the heart of rural Aberdeenshire countryside, Mains of Pittendreich is a detached one and a half storey dwelling that offers generous room dimensions with accommodation spanning over two levels. The property occupies a rural location but has a good level of facilities within the nearby town of Turriff. The city of Aberdeen is within convenient commuting distance. Originally part of a wider farm, the property is accessed via a track passing agricultural buildings en-route. Once at the property, the views to the fields and over to the River Deveron are uninterrupted. We have been advised that additional land may be available via separate negotiation if required.



The property itself has a comprehensive floorplan and versatile accommodation spans over two levels. There is ample storage throughout the home and anyone looking to put their stamp on this 'lifestyle opportunity' would be pleasantly surprised by the potential on offer.

ACCOMMODATION

GROUND FLOOR: Entrance Hall, Living Room, Open Plan Kitchen/Diner, Bedroom, Utility Room with Boiler Room Off, Shower Room.

FIRST FLOOR: Landing, Three Bedrooms, Bathroom.

GARDEN GROUNDS

There are garden grounds surrounding the property will boundaries mainly being defined by post and wire fencing and stonework walls. There is a stone chipped drive to the front and a drive to the rear. There is a good sized outbuilding within the rear garden along with a greenhouse within the front garden area. There is also a timber summer house where the views can be enjoyed throughout the seasons.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains Of Pittendreich	Private	Mains	Septic Tank	Freehold	Oil	Band E	F

DIRECTIONS

From Turriff head out along the B9025 Deveron Road, take a left at Forglen Hall towards Bogton. Continue for approx. 12 miles. From Maxwell Farms turn right and continue for 2 miles, turn left for 0.2miles and then left, continue on that road for approx. 2 miles. Take the left (taking the right will lead to Netherdale House (Wedding Venue) A sign on the right hand side reads Mains of Pittendreich, head down the track, through the ancillary farm and the house is on the left hand side as indicated by our for sale board.

POST CODE

AB53 4LE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

slippery.stocked.inflates

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

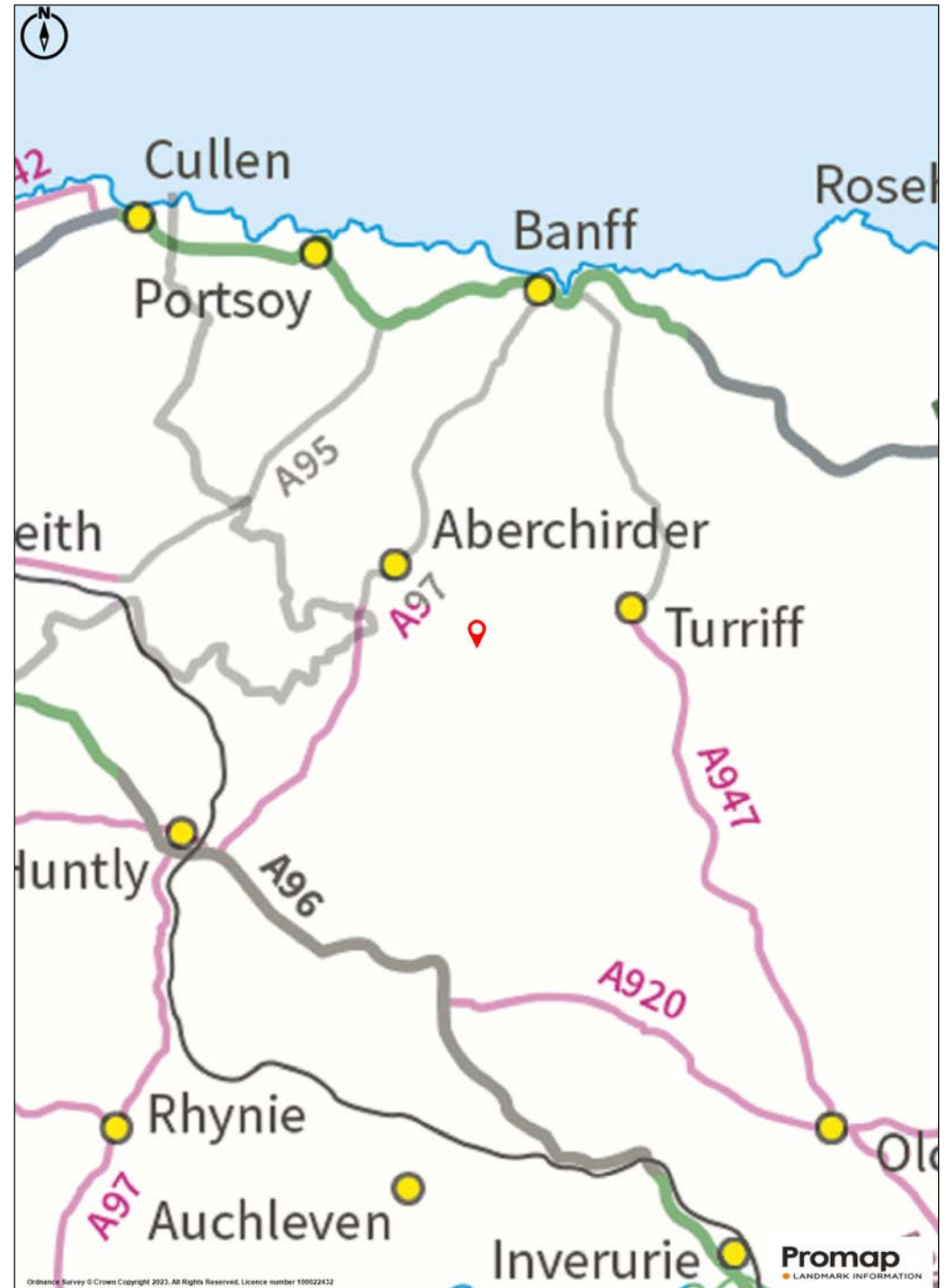
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in December 2022





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE