

THE NEUK & THE BOTHY

MEIKLE WARTLE, INVERURIE



Galbraith

The Neuk



THE NEUK & THE BOTHY, MEIKLE WARTLE, INVERURIE

Traditional 4 bedroom farmhouse & 4 bedroom steading, available together or individually.

Insch 8 miles ■ Inverurie 10 miles ■ Aberdeen 26 miles

- The Neuk - 4 bedroom farmhouse
- The Bothy - 4 bedroom steading conversion
- Garage & large garden grounds
- Quiet countryside location
- Available individually or together

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 **OnTheMarket**



The Neuk



SITUATION

Meikle Wattle is around 8 miles from Inverurie, is an increasingly popular village with excellent amenities including nurseries, shops, doctors surgery and chemist. Inverurie also has an excellent leisure centre with both adult & children classes and activities. Inverurie is around 10 miles and has good road and rail links to the north and south including to Aberdeen, Dyce, Huntly and Inverness. The amenities in and around Inverurie are excellent and these include a health centre, local hospital, several supermarkets, including Tesco & Marks & Spencer, a swimming pool and community centre nearby as well as golf and tennis. Mountain biking and hillwalking are a popular activity in the area given the many routes available including the incredible Bannachie.

Aberdeen is some 26 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights. Aberdeen International Airport is 21 miles away, an approx. 30 minute drive.

DESCRIPTION

The Neuk & The Bothy are situated in the popular Meikle Wattle area of Aberdeenshire, near Inverurie. These properties are available individually as excellent semi-detached family homes but also offer the opportunity to purchase them together. Together they would be ideal for multi-generational living, or equally to run as a successful holiday let or Airbnb business alongside your main home, which has proven to be very successful to date.

The Neuk is the original farmhouse which has been extremely well extended and modernised over the years. This property enjoys many traditional features including the deep window sills and traditional solid wood doors one would expect from a stone build farmhouse. The accommodation continues over two levels and includes an entrance porch, contemporary fitted kitchen, traditional style dining room and an impressive lounge with stunning picture windows overlooking the garden. From the lounge you continue through to the ground floor bathroom with roll top bath and separate shower room and a large double bedroom. Also on the ground floor is a useful utility room and cloakroom. The stairs from the hall lead upstairs to two spacious double bedrooms and a shower room.

The Bothy is a semi-detached steading conversion which offers equally spacious and versatile accommodation over two levels. You enter into a large entrance area, which has stairs leading to the first floor and is presently used as a lounge area. Continuing through there the fully fitted kitchen with central island and breakfast bar, and then stairs lead up to the main open plan lounge and dining room. This is a very spacious living space with doors opening out to the garden decking. From this area there is a hall way which leads to two bedrooms and a shower room. Returning to the entrance area, continue up the stairs to the first floor. There are two very spacious double bedrooms, one of which leads through to a galleried lounge/office area. Completing the accommodation is the modern bathroom.

THE NEUK ACCOMMODATION

Ground Floor: Entrance hall, lounge, dining room, kitchen, utility room & cloakroom. Bedroom & bathroom.

First Floor: Stairs in the lounge lead to study galleried area, bedroom & dressing room. Main stairs lead to two bedroom and shower room.

GARDEN GROUNDS

The Neuk has a mature garden mainly laid to lawn, with scattered trees and well stocked flower borders and also enjoys the open outlook over the beautiful countryside. There is a super detached summerhouse with sauna, two garden sheds & a greenhouse. All will remain as part of the sale.

Should the properties be sold separately, the double garage will be split to provide The Neuk with a single garage. Adjoining the garage is a great workshop with storage space, power & light.

The Neuk



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Ground Floor



First Floor



Garage / Workshop



The Bothy

THE BOTHY

ACCOMMODATION

Ground Floor: Entrance hall, open plan lounge & dining room, lounge, kitchen, two bedrooms & shower room.

First Floor: Two bedrooms, bathroom & family room.

GARDEN GROUNDS

A modern decking patio offers a great outdoors space lying closest to the house, perfect for garden furniture. The remainder of the garden is laid to lawn and enjoys an outlook over the surrounding countryside. The tarred driveway provides off-street parking with further parking available at the front of the property.

Should the properties be sold separately, the double garage will be split to provide The Bothy with a single garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Neuk	Mains	Mains	Septic Tank	Freehold	LPG	Band F	Band B
The Bothy	Mains	Mains	Septic Tank	Freehold	Oil CH	TBC	Band C

DIRECTIONS

From Inverurie, travel on the B9001 Rothienorman road, turning left signposted for 'Colpy' at the Drum filling station. After around 2 miles take the next left signposted for 'Pitcaple and Durno'. The Neuk is a short distance along this road on the right hand side as indicated by our for sale board.

POST CODE

AB51 5BT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///melts.splash.friend

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.



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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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in

The Bothy





