



NEWTON OF CUMMERTON

FISHERIE, TURRIFF, ABERDEENSHIRE



NEWTON OF CUMMERTON, FISHERIE, TURRIFF, ABERDEENSHIRE

Detached stone farmhouse with various outbuildings

Turriff 7 miles ■ Banff 8 miles ■ Aberdeen City 41 miles

- 1 Reception Room 3 Bedrooms
- Detached stone farmhouse
- Various outbuildings
- Rural location
- Paddock around 0.4 acre
- Amenities nearby

Galbraith

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SITUATION

The town of Turriff is some 7 miles distant and boasts a large number of services and communities including banks, 2 supermarkets, 2 dispensing pharmacies, a library, sports centre and swimming pool in addition to numerous specialist shops and Turriff Cottage Hospital. The town also has 4 churches, a primary school at Market Hill and secondary schooling is available at Turriff Academy. The town also hosts the Turriff show which is Scotland's largest 2 day agricultural show, in addition to which it has a golf club and is home to Turriff United FC. The River Deveron flows past the town and is well known for the quality of its salmon and fishing. Places of interest in the vicinity include Fyvie Castle, Dalgetty Castle and Duff House at Banff, in addition to which the north east coast has wonderful cliffs and fishing villages being a short drive away.

DESCRIPTION

Newton of Cummerton is a traditional stone dwelling house with a private & rural location just some 7 miles from the popular agricultural town of Turriff. Accessed with ease, the property has far-reaching views of the surrounding countryside and benefits from a front driveway and generous garden grounds to all sides. The property requires a degree of upgrading throughout and offers excellent potential. Alongside the two-storey dwelling is an array of detached outbuildings, which offer super storage and workshop space. The accommodation within the property currently comprises an entrance hallway, sitting room, bedroom, dining kitchen, bathroom and utility porch to the ground floor. The upper level has two double bedrooms and a walk-in store room.



ACCOMMODATION

Ground Floor: Entrance Hall, Living Room, Bedroom, Kitchen, Bathroom, Utility, Rear Vestibule.

First Floor: Landing, Two bedrooms, Store room

GARDEN GROUNDS

There is garden ground to the front, side and rear. There is a drive to the front. A timber shed will remain. The 0.4 acre paddock to the side of the property is included. The property benefits from a wide and versatile range of outbuildings, most of which require a good degree of renovations.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Newton of Cummerton	Private	Mains	Septic Tank	Freehold	Oil	Band D	F

The property is sold as seen and no warranties will be given regarding the services or any other matter relating to the property.

DIRECTIONS

Upon leaving Turriff, take the A947 Banff road, turn right onto the B9105, follow along for around 0.3 miles, turn left then after 1.6 miles turn left again, 0.4 miles turn right, head along for 0.2 miles South West and Newton of Cummerton is on the right hand side.

POST CODE

AB53 5SU

WHAT3WORDS

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

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. 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 November 2023

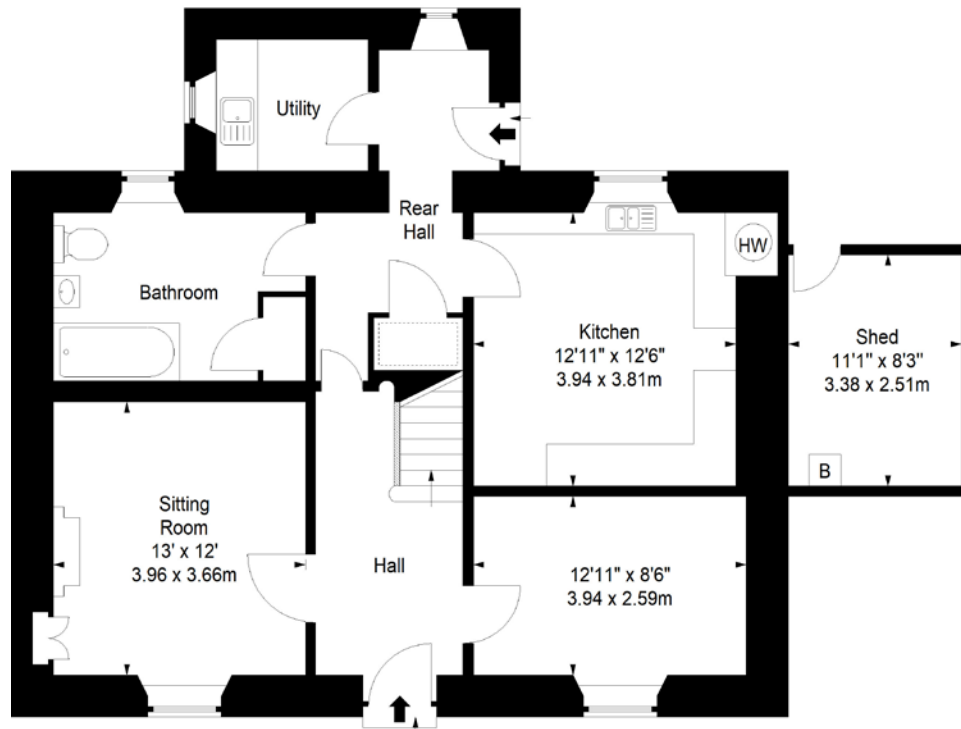




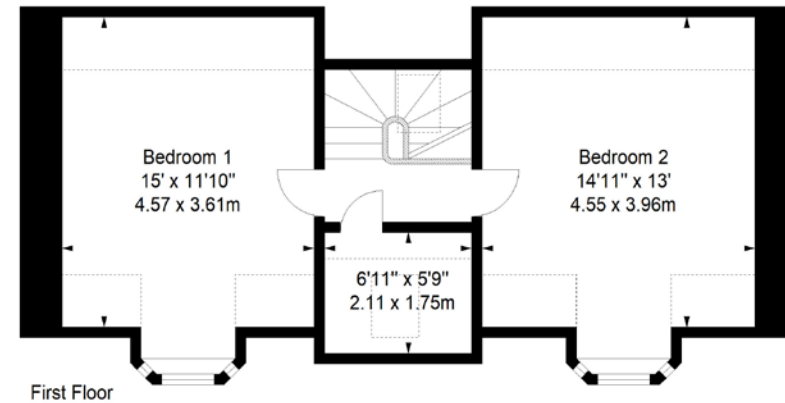
Newton of Cummerton,
Fisherie,
Turriff,
Aberdeenshire, AB53 5SU



Approx. Gross Internal Area
1459 Sq Ft - 135.54 Sq M
(Including Shed)
Out Building
Approx. Gross Internal Area
8447 Sq Ft - 784.73 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



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