



**EASTER CAULDWELLS**  
TURRIFF, ABERDEENSHIRE



# EASTER CAULDWELLS, TURRIFF, ABERDEENSHIRE

A beautifully converted and totally modernised sandstone four-bedroom period house in a secluded rural Aberdeenshire setting.

Turriff 6 miles ■ Maud 11 miles ■ Aberdeen 38 miles

- 2 reception rooms. 4 bedrooms
- Rural countryside location
- Renovated to a high standard
- Versatile accommodation over two levels
- Ample parking for several vehicles
- Local amenities just a short distance

**Galbraith**

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### SITUATION

The property lies in a secluded position, seven miles from the Aberdeenshire town of Turriff and within easy reach of the dramatic coastline of the Moray Firth. Turriff offers a range of everyday amenities, including high street shops, supermarkets and a selection of cafés and restaurants, while 10 miles away, Banff and Macduff offer further facilities and shopping. Turriff offers both state primary and secondary schooling, with further schools in the surrounding villages and in Banff and Macduff. Transport connections include the A90 within 15 miles, while national rail services can be accessed in Aberdeen, 40 miles to the south. The area provides a wealth of leisure activities, including walks and beaches along the beautiful coastline, hiking and climbing in the Cairngorms and golf at Duff House Royal Golf Club and Royal Tarlair Golf Club.

### DESCRIPTION

This rare and recently converted sandstone period property renovated to new build standard has handsome stone elevations outside while inside, the décor is elegant, contemporary and understated. The property sits within grounds which enjoy wide reaching views.

The main everyday living space is the open-plan family area, dining area and kitchen, with its parquet flooring, recessed LED lighting and woodburning stove. The kitchen itself has modern shaker-style units in grey, as well as integrated appliances and a breakfast bar. A door from the family area leads to the light and airy conservatory, with its sweeping views across the surrounding countryside.

There are two comfortable double bedrooms on the ground floor, both of which have en-suite shower rooms and high-quality USB contemporary fittings. A further two bedrooms are located on the first floor, both of which had two skylights affording splendid views and welcoming plenty of natural light. The family bathroom is found on the ground floor, with its freestanding roll-top bathtub.



### ACCOMMODATION

**GROUND FLOOR:** Hallway, Living/Dining/Kitchen, Conservatory, Bathroom, Two Bedrooms, Two ensuite Shower Rooms, Utility, Storeroom. First Floor (Rooms in roof): Landing, Two Bedrooms.

### GARDEN

There is a gravel driveway at the front of the house, providing plenty of parking space for residents and guests alike. The grounds offer the potential for landscaping and enjoy far-reaching views in all directions.

Development: Please note the outbuilding and ground to the east of the house, although not being sold with the house is available by separate negotiation.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Oil	Band TBC	C

### POST CODE

AB53 5UJ

### WHAT3WORDS

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

force.curated.adventure

### 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 53 may result in an offer not being considered.

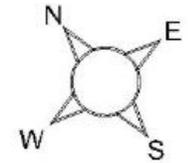
### IMPORTANT NOTES

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 2024





**Lester Cauldwells, Turin**  
**Internal area 1,404 sq ft (130 sq m)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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