



KEITHEN

CUMINESTOWN, TURRIFF, ABERDEENSHIRE



KEITHEN, CUMINESTOWN, TURRIFF, ABERDEENSHIRE

Traditional 4 bedroom detached farmhouse with outbuilding potential and expansive garden grounds in beautiful rural Aberdeenshire.

Turriff 7 miles ■ Inveruire 19 miles ■ Aberdeen 46 miles

- 2 reception rooms. 4 bedrooms
- Traditional detached farmhouse
- Comprehensive steading complex
- Excellent workshop
- Countryside views
- Easy commute to local amenities

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket





SITUATION

Situated around 3.5 miles from the village of Cuminestown where there is a range of local amenities including , a mobile post office, car servicing and repair garage as well as a small shop, hairdresser playground, nursery and Primary School. There are also playing fields, bowling green and tennis court.

The town of Turriff is some 7 miles distant and boasts a large number of services and communities including banks, 2 supermarkets, pharmacies, a library, sports centre and swimming pool in addition to numerous specialist shops and Turriff Cottage Hospital. The town also has, a primary school and secondary schooling is available at Turriff Academy. The town also hosts the Turriff show which is Scotland's largest two 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. The area is well resourced in terms of agricultural infrastructure being well served by grain merchants, agricultural suppliers and machinery dealers, in addition to the abattoir at Turriff. Auction Marts can be found in Huntly and Inverurie.

Aberdeen is some 46 miles and has a wide range of shopping, entertainment and cultural attractions. Private education is available in the city which also has 2 universities. Aberdeen International Airport offers regular domestic and European flights in addition to which there is a train station with regular services to both north and south and overnight sleeper service to London.



DESCRIPTION

Keithen enjoys a beautiful location within rural Aberdeenshire with Turriff only a short drive away. A private driveway from the road leads to the front of the property and also gives access to the rear garage and outbuildings. The detached traditional farmhouse spans over two levels and offers excellent potential for any growing family. Whilst offering generous room dimensions, the exterior and interior would benefit from a programme of refurbishment. The accommodation comprises of a large dining kitchen with Rayburn range as a main feature point. Currently, the oil fired Rayburn supplies the radiators and hot water for the property. Two large reception rooms offer versatile living space and both have generous room dimensions. The lounge has a feature wood burning stove with a timber mantle, whilst the lounge overlooks the front garden. The family bathroom completes the ground floor accommodation. On the first floor there are three good double bedrooms, and a single bedroom.

ACCOMMODATION

Ground Floor: Vestibule, dining kitchen, sitting room, lounge, bathroom

First Floor: Bedroom one, bedroom two, bedroom three, bedroom four.



GARDEN AND GROUNDS

The expansive garden ground at Keithen offers wonderful views to the surrounding countryside. Mostly laid to grass there are areas of hard surface paths and a gated driveway can be accessed from the road. The hard surface driveway leads around to the outbuildings and has space for a variety of vehicles and a domestic double length garage is located to the rear of the property. The detached traditional single storey 'U' shaped steading complex offers a wealth of purposes and could be utilised for domestic or commercial use. Well maintained in general, the building has water and power. The infill court has a double sliding vehicle door with a security system in place.

Please note that the land may be subject to a Developers Agreement with the previous owner. If Planning Permission is obtained on the outbuildings in the future, the value will be substantially enhanced. Therefore, in the event of any Purchaser obtaining Planning Permission they need to be aware that they will be required to make a Clawback Payment to the original owners.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Keithen	Mains	Mains	Septic Tank	Freehold	Oil Fired Rayburn	Band D	F

DIRECTIONS

From Fyvie, head west on B9005 towards School Road after 0.2 miles turn right onto Main Street. After 0.2 miles continue onto Cuminestown Road for approx. 466 ft Continue onto Main St 4.9 miles. Turn right 0.2 miles . Turn left and after 0.2 miles the property is located to the left hand side.

POST CODE

AB53 8JD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words - promoted.education.rationed

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



Keithen,
Cuminestown,
Turriff,
Aberdeenshire, AB53 8JD



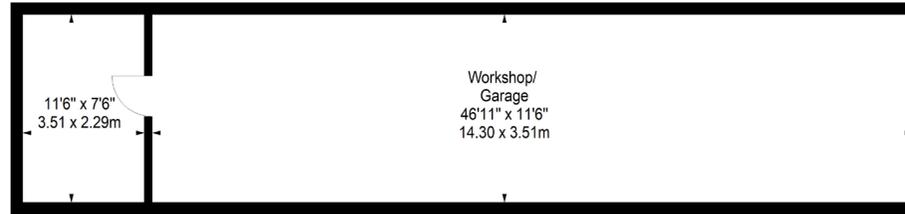
Approx. Gross Internal Area
1929 Sq Ft - 179.20 Sq M

Workshop/ Garage

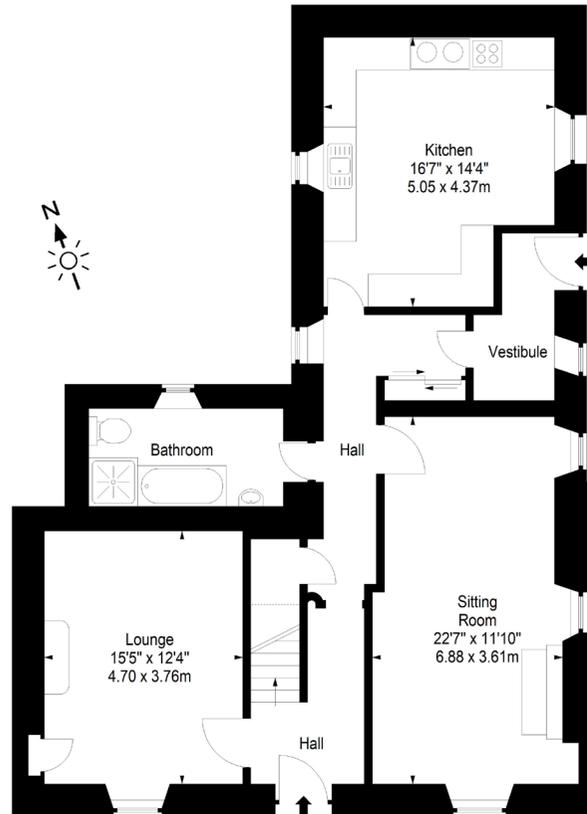
Approx. Gross Internal Area
633 Sq Ft - 58.81 Sq M

For identification only. Not to scale.

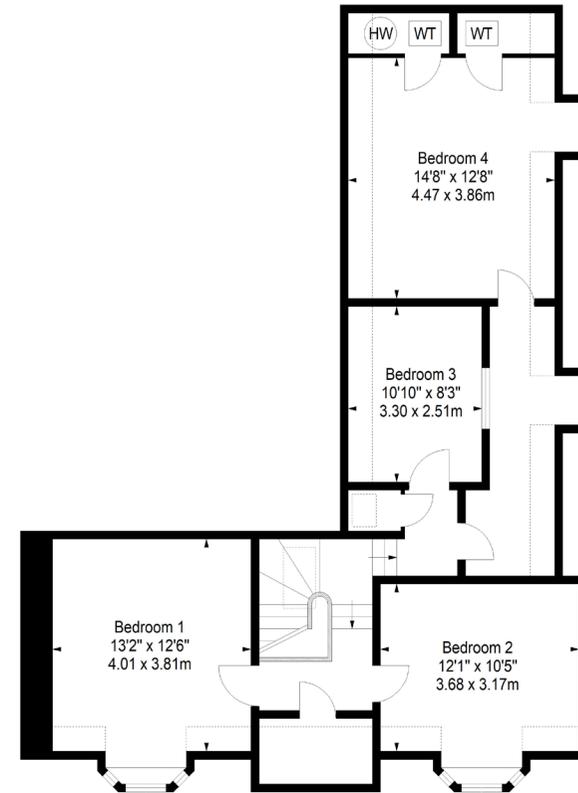
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

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 March 2023.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE