



**BUNGALOW**

OVERBRAE, FISHERIE, TURRIFF



## BUNGALOW, OVERBRAE, FISHERIE, TURRIFF

Four bedroom equestrian smallholding with stables, agricultural workshop and around 9 acres

Turriff 7 miles ■ Banff 7 miles ■ Aberdeen 40 miles

- 2 reception rooms. 4 bedrooms. 2 Bathrooms
- Well maintained family home
- Around 9 acres
- Range of versatile outbuildings
- Gardens, fenced paddocks & stables
- Elevated views over open countryside
- Smallholding registered



**Galbraith**

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 OnTheMarket



### 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/Health 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. Banff & Macduff are also some 7 miles away Banff is situated on the Moray Firth coast at the mouth of the river Deveron and is renowned for its historic tourist interest. Banff has a good range of shops, schools and other local services. There is also Primary Schooling available at Crudie Primary School and Secondary Schooling is available at Turriff Academy.

### DESCRIPTION

Situated with outstanding elevated views of the open countryside and providing far-reaching field views, we are delighted to present for sale this extremely spacious four bedroom residential smallholding. The property is complemented by versatile outbuildings including a large agricultural barn which has been split to provide a large garage workshop, washroom, tack room and four bay stable block. Situated on a quiet country road, there are also super outriding opportunities. The property stands on around 9 acres of which there is an extensive driveway for multiple vehicles, an exercise/ turnout area to the rear, various paddocks with electric fencing and a garden area laid to lawn with an attractive summerhouse to sit and relax in.



The house was renovated and extended to a high standard by the current owner over the past 11 years. Presented in walk-in condition, with solid oak and oak veneer finishing's. Spanning over one level, the property boasts generous room dimensions and has triple/ double glazing and oil central heating, with two multi-fuel stoves. Upon entering via a decorative white semi-glazed PVC door into the utility room. Here you have plumbing for a washing machine, space for a tumble dryer and freezer. The grey gloss wall and base units offer ample storage space. Leading through, a large hallway is bright and airy, French doors lead to a small courtyard area. From the hall, another set of double doors leads down two steps to an expansive kitchen and dining room.

The kitchen has been well appointed with a range of light wood wall and base mounted units. The decorative high-gloss white sparkle laminate worktops make a stunning feature in the cooking space and contrast well with the ornate cooker splashback and tiling. The multi-fuel range cooker adds a rustic feel to the kitchen. The breakfast bar offers a place for high seating and is ideal for informal dining, whilst the dining area has ample space for a table and chairs and has a view over the exercise/ turnout area. Additionally there is lighting above and below the wall units and kickbacks also.

An attractive room with a triple-aspect vista, the lounge/sunroom offers panoramic views as far as the eye can see. Creating a warm atmosphere, the multi-fuel stove is nestled in the corner and provides a lovely focal point. There is ample space for a range of free-standing furniture. A UPVC patio door leads to the garden, enhancing that inside/out flow. Returning to the first hallway and turning left, there is a sizeable family bathroom. This fully tiled room has been fitted with a white three piece bathroom suite with a power shower over the bath and vanity unit for additional storage.



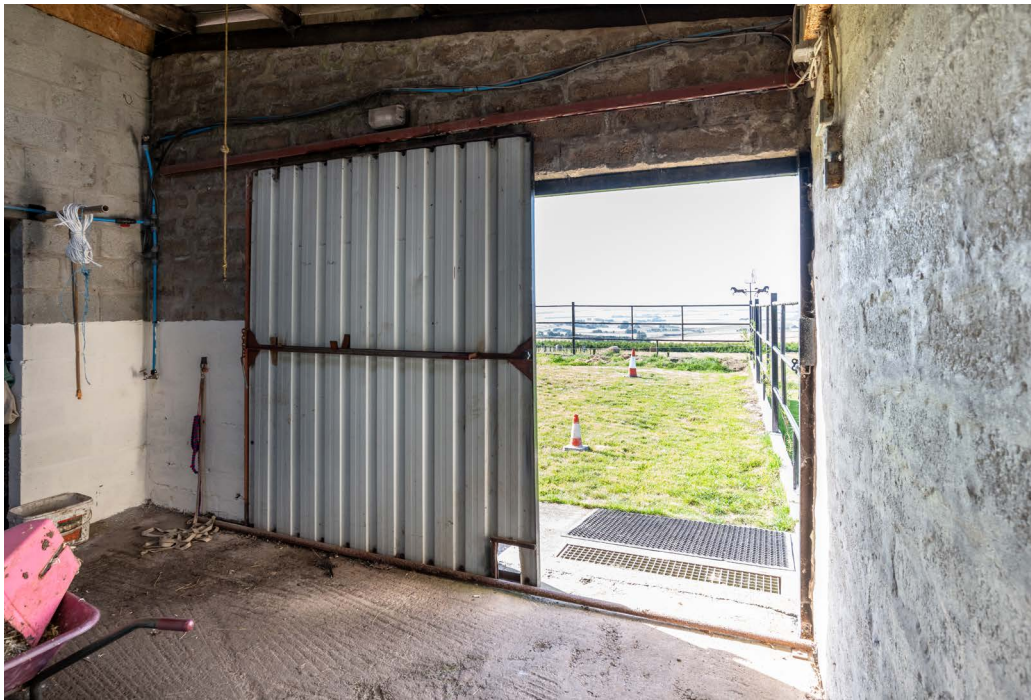
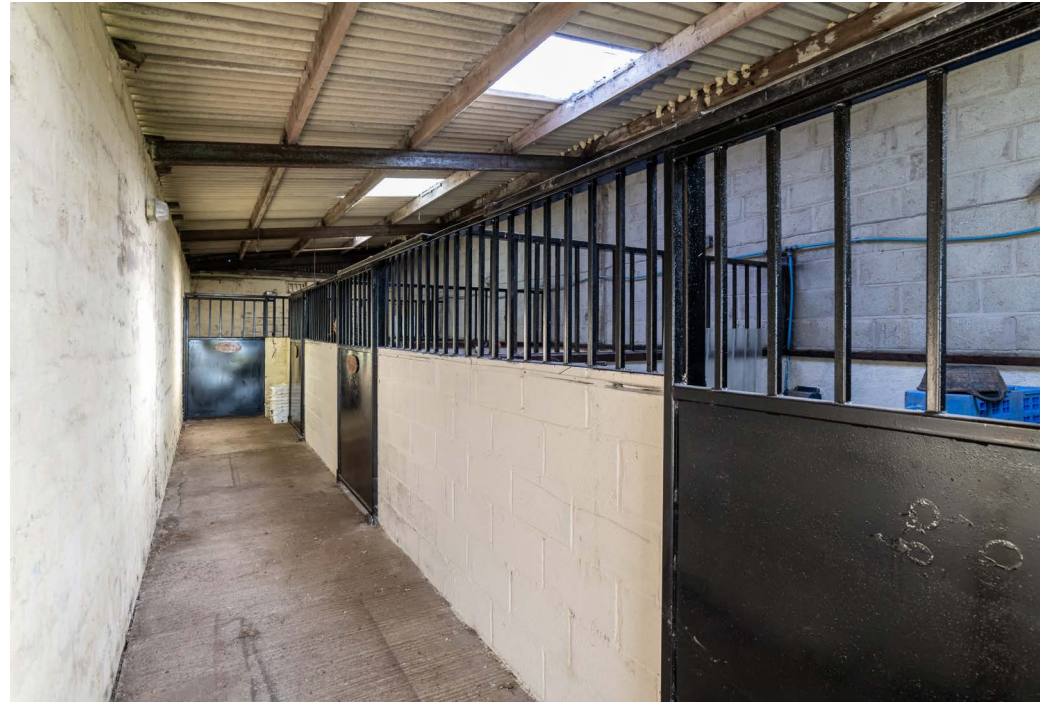
A second entrance hallway has an exterior door to the front of the property, a shelved storage cupboard and there is also a triple glazed window and a large radiator. The master bedroom has a good range of fitted wardrobe space, with two double sliding doors. A triple glazed window overlooks the garden. This room is further enhanced by the expansive en-suite bathroom. With generous proportions, this luxurious room has been fitted with a corner Jacuzzi bath and a separate shower enclosure. Bedroom two was previously the lounge and benefits from a multi-fuel burner set into a solid oak surround and a view of the garden and summerhouse. Bedroom three is another well-presented double room with triple glazed window. Completing the accommodation, bedroom four is a good sized room again featuring triple glazing to the window.

It should be noted that the property benefits from an agricultural holding number therefore there is no requirement for the sellers to provide a Home Report as it is classed as mixed use. Whilst the services are believed to be in good working order, no warranty is granted or implied and the purchaser(s) will be held to have satisfied themselves in that regard. All the usual heritable fittings and fixtures are included. 4ton 4 post ramp within the workshop and range cooker in the kitchen, CCTV system and electric fence unit will be available via separate negotiation.

#### **ACCOMMODATION**

Hall, utility room, bathroom, sitting room, kitchen, lounge/sun room, bedroom four, bedroom three, bedroom two, master bedroom, en-suite.





### AGRICULTURAL BARN/WORKSHOP

Measuring 44ft x 88ft approx. the current owners have used this large versatile outbuilding for a variety of purposes and has in the past generated an income for the homeowners. The front facing double doors open to the road and the hard standing area is ideal for multiple vehicles. There is power and light and to the garage/workshop area, a 4ton 4 post ramp could be available via separate negotiation. Internally this building has been divided up to include a washroom within the workshop, and a staircase leads to a store room and mezzanine floor.

### LAND & EQUESTIRAN FACILITIES

Four internal stables within the agricultural barn consist of the following -

- Stable 1 4.0m x 3.2m (13.1ft x 10.5ft) approx. Built in block and ply lined finished with metal bars to approx. 7ft high with sliding door and automatic water drinker.
- Stable 2 3.2m x 3.2m (10.5ft x 10.5ft) approx. Built in block and ply lined finished with metal bars to approx. 7ft high with sliding door and automatic water drinker.
- Stable 3 3.2m x 3.6m (10.5ft x 11,10ft) approx. Built in block and ply lined finished with metal bars to approx. 7ft high with sliding door and automatic water drinker.
- Stable 4 3.7m x 4.5m (12.1ft x 14.9ft) approx. Built in block and ply lined finished with metal bars to approx. 7ft high with sliding door and automatic water drinker.
- Internal water tap
- Exercise/turnout area 19.5m x 16.7m (64ft x 55ft) approx. enclosed with steel railings, a farm gate and man gate, and external tap, a wash frame and leads out and onto the fields.

The fields are split with a walkway between them. The fields on the right-hand side are split into 2 and grazed through the winter months then cut for hay in the summer, and both have automatic drinking troughs. The fields on the left are split into 7, 4 of these fields have automatic troughs. The field boundary has mains electric fencing. An area of garden ground has been well maintained and is an enjoyable place to sit and take in the views. The timber summerhouse offers a sheltered retreat. The garden has some mature planting and is fully fenced for a pet and child friendly place to play.

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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Bungalow, Overbrae	Private	Mains	S e p t i c Tank	Freehold	Oil	Band C	D

### DIRECTIONS

From Turriff, head east Head east on Duff Street/A947 towards Market St/The Sq/B9025 Continue to follow A947. Turn right onto the B9105 continue along for around 4.8 miles, turn left heading towards Crude and left again onto the A98, continue along for around 0.9 miles and turn right at Greenburn Caravans for approx. 0.8 mile, turn right at Fisherie and after approx. a mile the property is on the left hand side.

### POST CODE

AB53 5QP



**Bungalow,  
Overbrae Fisherie,  
Turriff,  
Aberdeenshire, AB53 5QP**



Approx. Gross Internal Area  
1922 Sq Ft - 178.55 Sq M  
Out Buildings  
Approx. Gross Internal Area  
3660 Sq Ft - 340.01 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023





### WHAT3WORDS

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

### VIEWINGS

Strictly by appointment with the Selling Agents.

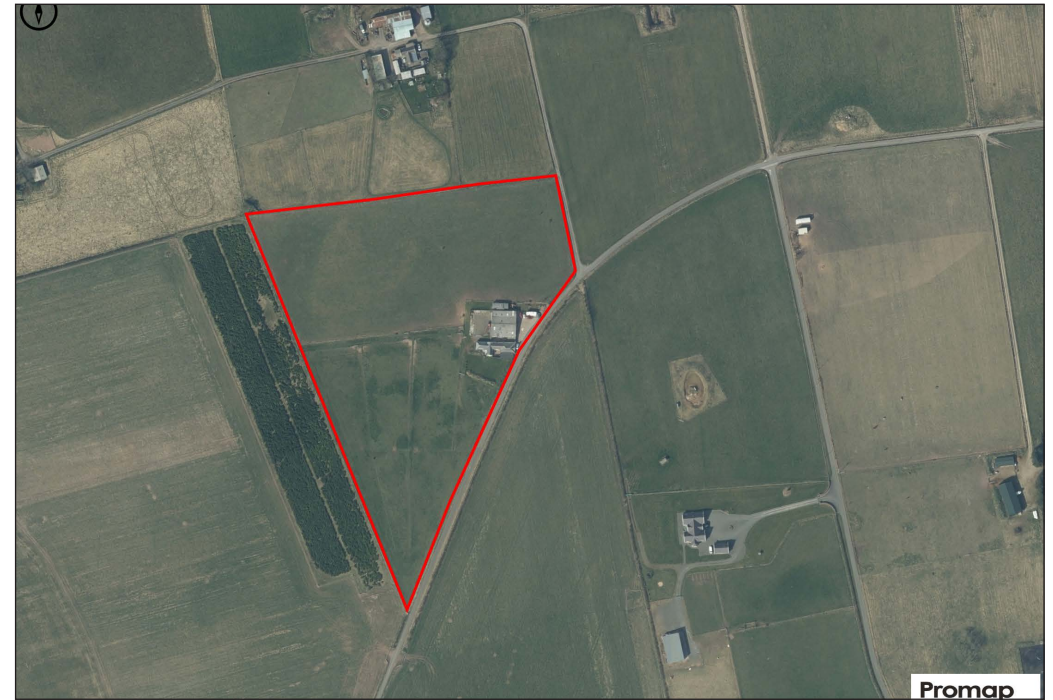
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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 September 2023





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