



NORTH KILLYQUHARN

NEW ABERDOUR, FRASERBURGH, ABERDEENSHIRE



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Detached 3 bedroom traditional farmhouse with around 12 acres and a range of outbuildings. All in a countryside location with beautiful open views.

Fraserburgh 8.7 miles ■ Banff 17 Miles ■ Peterhead 22 miles

- 1 reception room. 3 bedrooms
- Spacious traditional farmhouse
- Acreage 12 acres
- Grazing paddocks
- Quiet countryside location
- Excellent range of outbuildings

Galbraith

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SITUATION

North Killyquhan is in a peaceful position on the outskirts of New Aberdour village in North Aberdeenshire. New Aberdour is known for its scenic coastal beach walks and beach as well as being the site of one of the earliest churches in Scotland, founded in 580 AD by Irish missionaries. The neighbouring town of Fraserburgh, around 8 miles away, is well known for its white fish port and harbour. The town boasts a range of shops and services including a community centre, sports centre, golf club, football club and bowling alley as well as many other leisure opportunities. Similarly, the town of Banff, 17 miles to the west, provides a further range of retail outlets and attractions including many sport clubs. Salmon and Trout fishing are also available on the Deveron and Ugie rivers. Aberdeen is some 43 miles and provides all the leisure, shopping, 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.

DESCRIPTION

North Killyquharn enjoys a private and quite position in the Aberdour area of Aberdeenshire, situated south of Aberdour bay on the Moray Firth just some 7 miles west of Fraserburgh. Beautiful open views across the surrounding countryside can be enjoyed from within the property and outside, offering an idyllic rural setting. The property is an ideal opportunity for those looking for active outdoor lifestyle with land and outbuildings for various uses.

The traditional stone detached farmhouse offers superb accommodation over two levels. The lounge and all three bedrooms enjoy aspects to the front of the farmhouse. The lounge has an attractive open fire and offers spacious family living space. The kitchen is fitted with a good amount of storage units and worktops. The bathroom has been recently replaced with a modern contemporary bath and separate shower cubicle. The main bedroom is located on the ground floor and is exceptionally spacious with a range of fitted wardrobes. On the upper level two bedrooms



are almost equal in size with half bay windows overlooking the front of the property. There is a range of storage cupboards to the landing on the upper level. To the rear of the main farmhouse there are a range of stone steadings with a large more modern infill workshop. There is also a stone bothy which can be used as additional annex accommodation, work has been started to refurbish this building. These outbuildings offer excellent opportunities for various uses.

The boundary of North Killyquharn extends to around 12 acres in total. This includes grazing paddocks lying closer to the house and a further paddock on the adjacent track side.

ACCOMMODATION

Ground Floor: Entrance Hallway, Living Room, Kitchen, Bathroom, and one Bedroom.
First Floor: Hallway, and two Bedrooms.

GARDEN GROUNDS

The property is served by a private access road from the nearest publicly maintained road. Although unmade, the access is considered good for the level of traffic. The land surrounding the property extends to around 12 acres, with a range of outbuildings. The outbuildings provide a wealth of possibilities including garage and workshop space. The detached stone bothy has had work started to renovate and could be used as an additional annex space if required.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC |
|---------|-------------|-------------|----------|---------|-------------|-----|
| Private | Mains | Septic Tank | Freehold | Oil | Band C | D |



POST CODE

AB43 7LN

WHAT3WORDS

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

VIEWINGS

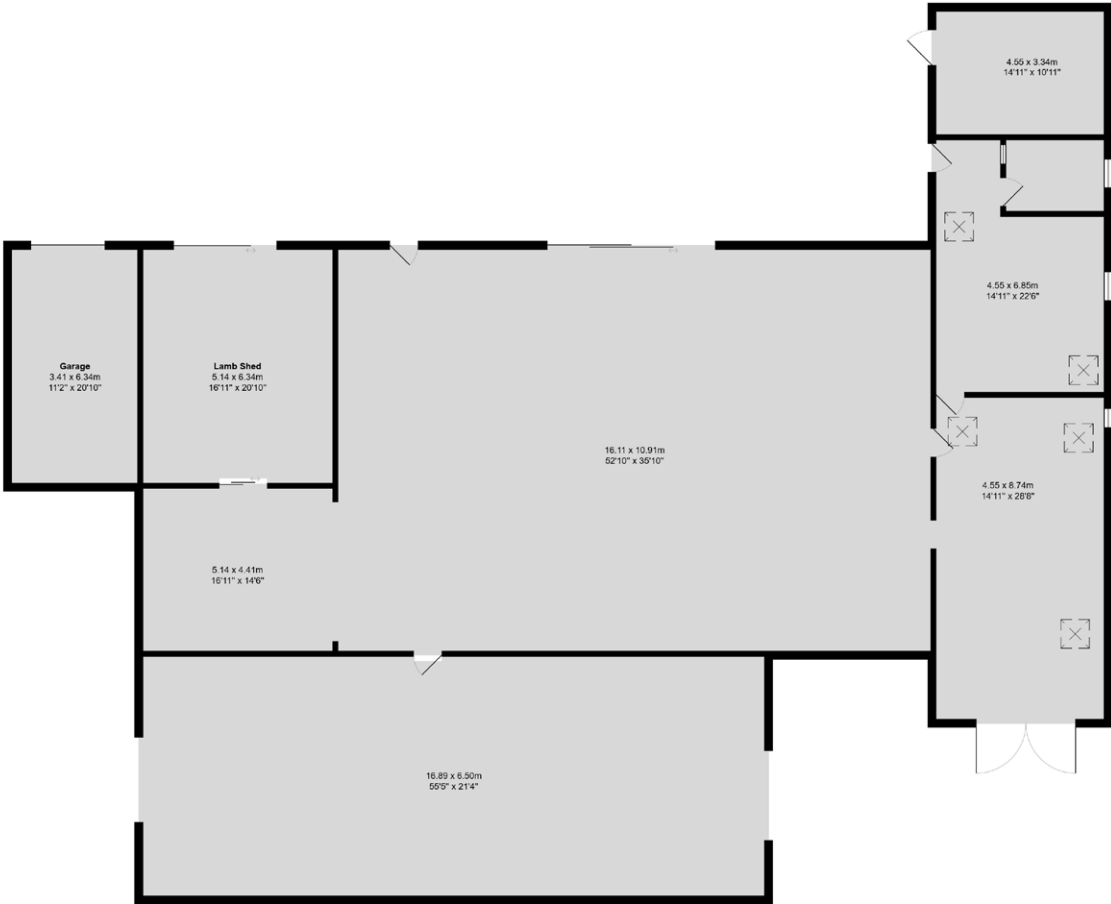
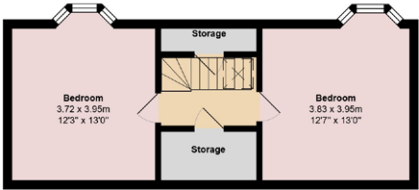
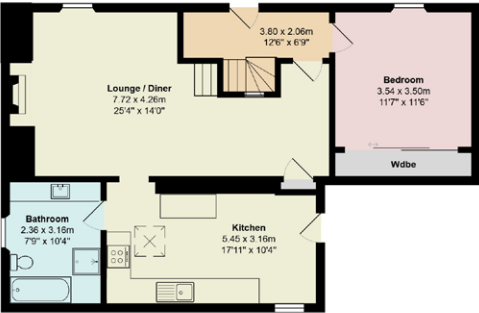
Strictly by appointment with the Selling Agents.

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 April 2025





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