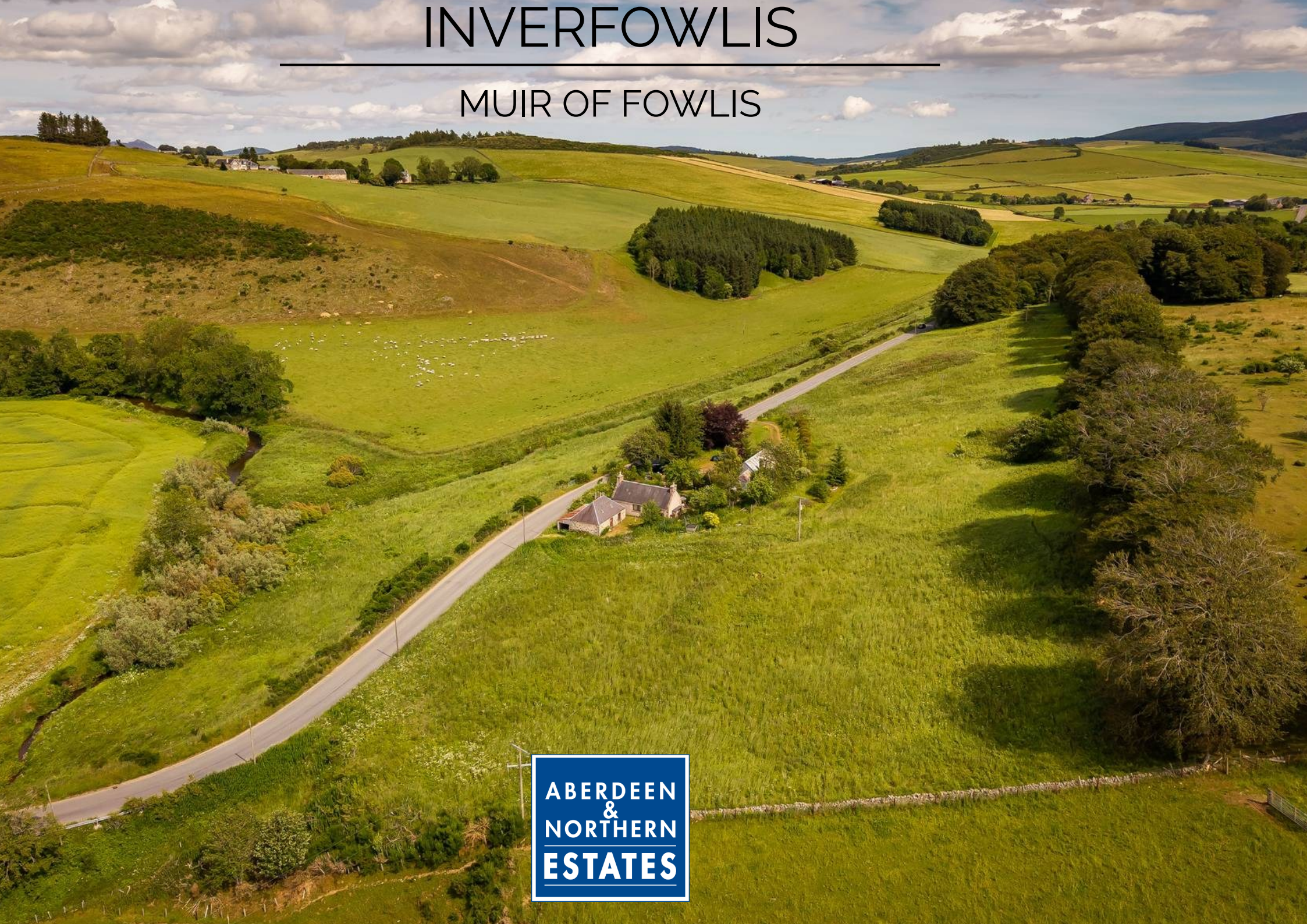


INVERFOWLIS

MUIR OF FOWLIS



ABERDEEN
&
NORTHERN
ESTATES

"Traditional smallholding with tremendous potential, comprising cosy 3-bed cottage, outbuildings and 12.37 acres of land and woodland, situated in the scenic heart of west Aberdeenshire"





Inverfowlis, Muir of Fowlis, Alford, Aberdeenshire, AB33 8NT

For Sale as a whole:

Offers Over £225,000

Property Highlights

- + Traditional south-east facing croft cottage, providing 3-bed accommodation and offering great potential.
- + Spacious, tranquil garden grounds and two outbuildings providing ample storage space.
- + Lush grass paddocks and amenity woodland extending to 12.37 acres or thereby, benefitting from roadside access.
- + Scenic location in a popular part of Aberdeenshire, within easy reach of Royal Deeside and Donside.

Location & Situation

If you are looking for a traditional smallholding amongst the rolling hills and fields of western Aberdeenshire, with ample potential to make your own, Inverfowlis could be the perfect match.

Inverfowlis is situated in a picturesque setting a short distance to the north-west of the quiet hamlet of Muir of Fowlis, with the local community hall and primary school can be found just to the south-east of the hamlet.

The surrounding area is rich in history and in recreational opportunities. Craigievar Castle, recently reopened after external refurbishment, is located just 3 miles south of Inverfowlis, with the castle believed to have been the inspiration behind the designs of Walt Disney. The famous Deeside and Donside glens are situated within relatively close proximity to Inverfowlis, with both areas featuring further historic attractions, such as Kildrummy Castle in Donside, as well as ample opportunities for hillwalking and winter skiing at the Lecht.

Local services and amenities are situated within the small town of Alford to the north of Inverfowlis. Various shops, including the local Co-op supermarket, as well as hospitality venues and local secondary schooling, can be found in Alford, along with facilities such as the local doctor surgery. Road and bus links leading east to Aberdeen are situated here.

Further local services can be found to the east along the A944 road in the suburban hub of Westhill, including a large Tesco supermarket, Cosco and access onto the Aberdeen Western Peripheral Route (AWPR), allowing for ease of road connections to the north and south of Aberdeen. Aberdeen International Airport is situated a short distance to the north of Westhill along the AWPR, with the airport offering a range of flight connections for domestic or business commuting. Beyond Westhill lies the city of Aberdeen, with the Energy Capital of Europe offering a plethora of retail, hospitality and events offerings, excellent job opportunities and two world-class universities, as well as national and international connections via air, road and rail.

Distances

Muir of Fowlis 0.4 miles Alford 3.8 miles Inverurie 18.5 miles Westhill 21 miles Aberdeen City Centre 26.5 miles



Inverfowlis

Gross Internal Floor Area - 77 sq.m

what3words location: ///oaks..recur.carbonate

Accommodation

The cottage at Inverfowlis comprises a traditional one-and-a-half storey 'but and ben' cottage with front porch, with the original dwelling constructed with traditional stone and slate materials, providing compact living accommodation over two levels. The property would benefit from renovation and modernisation works throughout, presenting the opportunity for potential purchasers to make their own mark on their future country home.

The cottage is entered through the front porch overlooking the garden area, with a short hallway leading through to the remainder of the house, offering ample space to store coats and boots. Within the porch can be found the cottage's WC, formerly a bathroom where the owner has commenced renovations.

As you enter the main house, on your left can be found the open plan kitchen and living room area, with the compact kitchen comprising various kitchen units as well as useful under-the-stairs storage cupboard. The living area adjacent to the kitchen serves as the heart of the home, with woodburner offering a comfortable space to settle in on a cold winter's evening.

On the opposite side of the cottage lies the spacious downstairs bedroom, also featuring woodburning stove, which is currently utilised as a sitting room and would be well equipped to continue to be served for this purpose. Two further bedrooms providing bright and snug accommodation lie on the first floor of the cottage.



Garden Grounds

Inverfowlis benefits from leafy garden grounds situated to the front and rear of the cottage, with these predominantly comprising of broadleaf trees, garden bushes as well as lawn areas. The garden grounds offer privacy from the adjacent A-road, with a concrete paved sitting area to the front of the property offering the perfect space to soak in the sun on a warm summers day. Beyond the front garden lies a large gravel parking and turning area, as well as further lawn space.



Property Details

Home Report: Home Report is available on our website.

EPC: Band F. **Council Tax:** Band D.

Windows & Doors: uPVC double glazing. External timber panel door.

Services: Oil and stove fired central heating and mains electricity. Private water supply. Private drainage to septic tank.

Included in Sale: All curtains, light fittings and white goods.





Outbuilding

Inverfowlis benefits from two outbuildings situated within the garden grounds of the cottage. A traditional stone and slate byre is located behind the cottage and a corrugated shed is situated within the front garden grounds of the house, both of which are currently utilised for miscellaneous outdoor storage. The buildings would make for ideal outdoor storage for a potential purchaser, while also presenting a potential opportunity for redevelopment or alternative uses, subject to local authority consents.

Land and Woodland

The land at Inverfowlis comprises two parcels of land and attractive amenity woodland, situated on each side of the A980 road as per the attached sale plan. The land extends to 9.77 acres in total or thereby and the mature native woodland extends to 2.6 acres or thereby.

The land and woodland slopes in a northerly to easterly direction on a gently to moderately sloping gradient as far as the Leochel Burn, lying at an altitude of approximately 175 - 195 metres above sea level. The land is classed as grade 3 (2) as per the Land Capability for Agriculture map produced by the James Hutton Institute, defined as land being capable of average arable production. The land is currently in grass for grazing or mowing and no chemicals are understood to have been used on the land and garden grounds.

The land and woodland benefit from direct roadside access and would be well suited to a range of uses by a future owner, offering ample space to a future smallholder.

Directions

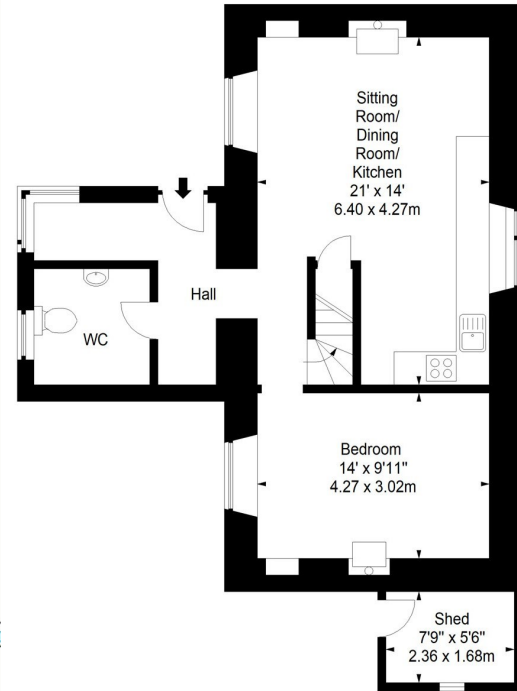
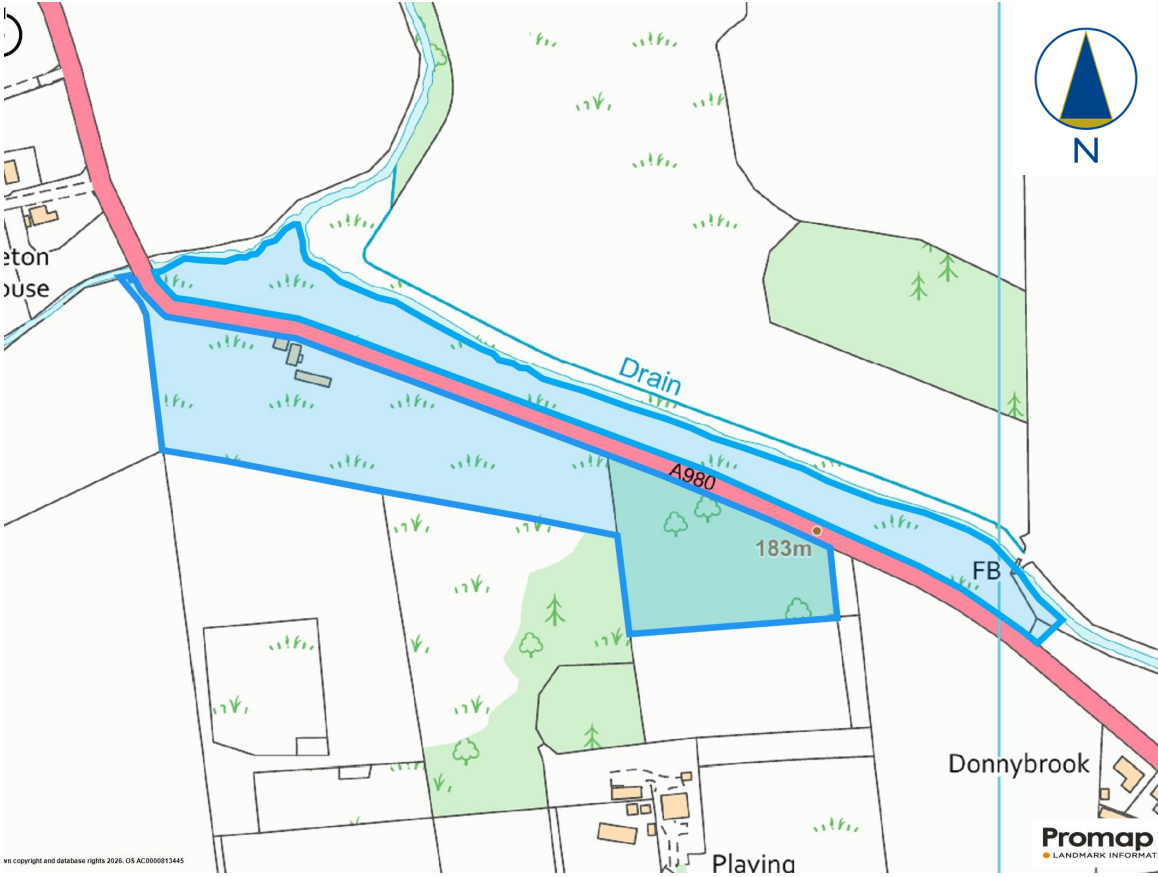
From the south, follow the A980 road north-west through Muir of Fowlis, following signs for Alford. After passing a block of broadleaf woodland on the left-hand side, the cottage is situated on the left, as indicated by our 'for sale' sign.

From the north, follow the A980 road south from Alford for just over 3 miles. After crossing over a narrow bridge over the Cushnie Burn, the road immediately bends to the left - the cottage at Inverfowlis is located immediately on the right-hand side, as indicated by our 'for sale' sign.

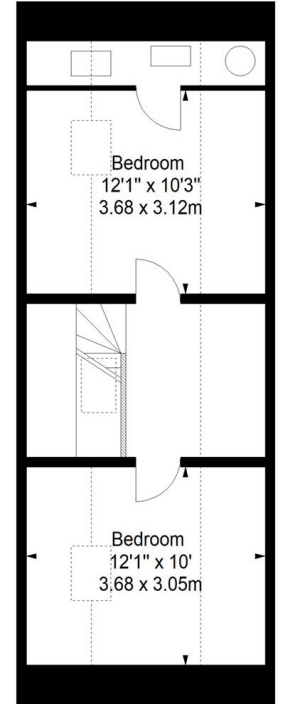
Viewings

To arrange a viewing please contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm).

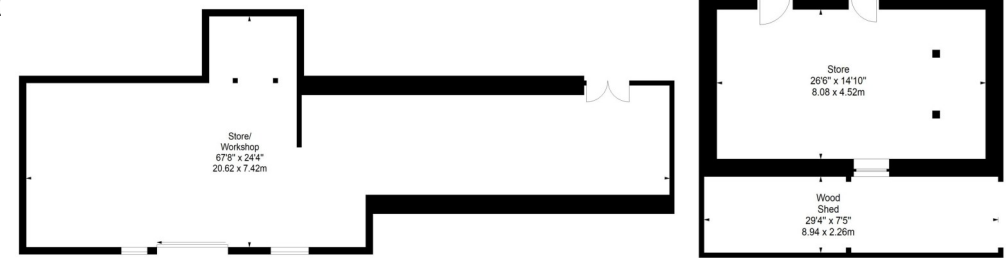




Ground Floor



First Floor



Outbuildings



Property Details & Important Notices

BPS Entitlements: BPS Region 2. We understand that the Vendor has not claimed entitlements and therefore entitlements are not available for sale.

Local Authority: Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Entry: By arrangement.

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment.

**ABERDEEN
&
NORTHERN
ESTATES**

To view this property or for further information,
contact our agent:

Ian Armstrong

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ian.armstrong@anmgroupp.co.uk



ZOOPLA **rightmove** **OnTheMarket**

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"Experienced, Independent, Local, Trusted since 1920."