

Osprey View

Monymusk, Inverurie

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ESTABLISHED 1872



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Osprey View is an outstanding steading conversion providing bright & spacious family accommodation over 2 floors with stunning views all set in about 4 acres.





Osprey View

Lower Woodend, Monymusk, Inverurie, AB51 7JB

Offers Over
£450,000

Property Highlights

- Bright and spacious family home comprising 4/5 bedrooms set among lush garden grounds in a stunning setting
- Useful integral garage / store and detached steel workshop / GP shed – useful for the budding mechanic or crafts-person
- The property is nestled at the foot of Millstone Hill and Scare Hill overlooking the River Don set in about 4 acres
- Energy-efficient property boasting 15no solar panels (3.6kW) and ground-source heat pump underfloor heating



Location & Situation

Osprey View is set in a peaceful location by the banks of the River Don north of the quaint village of Monymusk, which is host to the Grant Arms serving up excellent local food and the local primary school and village hall. Secondary education at Inverurie (8 miles) or the Alford Community Campus (9.9 miles).

The thriving market town of Inverurie is found roughly 8 miles east of Osprey View. Inverurie has a strong sense of community, supported by a vibrant town centre full of independent shops, cafés, and restaurants. Regular events such as farmers' markets, seasonal festivals, and agricultural shows contribute to the town's warm and welcoming atmosphere. There is a modern health centre with maternity ward, hospital, several supermarkets, retail park, trade counters, a swimming pool and community centre as well as golf, tennis and bowling for those recreational sporting enthusiasts.

With excellent rail and road links - including train station and easy access to the A96 - commuting to Aberdeen and the surrounding areas is fast and convenient.

Aberdeen City is approximately 20 miles from Monymusk and provides retail, leisure and recreational facilities in the acknowledged Oil (and transitioning to Energy) Capital of Europe. Aberdeen International Airport is located just north of the city (c. 30-minute commute from the property) and is also the location of P & J Live, the largest event complex in the North of Scotland. The nearby Aberdeen Western Peripheral Route (AWPR) has greatly improved access and travelling time throughout the area and beyond.

There are a wealth of recreational and leisure opportunities to be found in the local and wider Aberdeenshire area including hillwalking nearby at Bennachie, shooting/stalking, fishing, skiing at The Lecht, the Nordic Ski and Outdoor Centre in Huntly, water sports, scenic coastal trails, exploration of the Cairngorms National Park and the Castle and Whisky trails. In addition to this, for the golf enthusiast there are a plethora of well known and respected courses nearby, including Meldrum House Golf Course, Cruden Bay, Trump International Golf Links, Menie & Royal Aberdeen.



Close Locations

Monymusk 3 miles - Kemnay 4.6 miles - Inverurie 8 miles
Aberdeen City Centre 21 miles

Osprey View

5 bedroom luxury converted steading - approx. floor area 230 sq.m



Accommodation

Osprey View is a bright, spacious and attractive steading conversion which has been finished to a very high standard throughout with intricate and charming features including masses of natural light via large glazed openings - most of which are south-facing - beautiful dressed granite fireplace in the luxurious lounge, solid wood flooring throughout and the lush and inviting garden grounds that wrap around the house.

Entering the property into the spacious and welcoming hall, you have the south-facing lounge boasting triple-aspect glazing and patio doors onto the garden decking; modern fitted family bathroom with separate bath and raised shower, study/fifth bedroom and ground floor bedroom which has a set of patio doors that open up into the beautiful garden grounds. In the eastern wing of this stunning steading conversion and on a slightly raised level, is a very generous and bright open plan kitchen and dining area which, with its vaulted ceilings and large skylights, is a truly special place to spend time with family or friends - perfect for entertaining with a glazed door onto the south-facing courtyard-style garden.

A utility room with 'back door', WC and very spacious garage complements the kitchen, keeping the noisier and working parts of the house away from the sleeping accommodation.

The first floor comprises large master bedroom with built-in wardrobe and en-suite shower room, two further double bedrooms and family shower room along with ample built-in storage.

Osprey View is excellently laid out to provide ample family space and entertaining areas for dinner parties or relaxing. The large kitchen and dining area with excellent breakfast bar is ideal for family time and relaxing with a brew beside the range stove. The wrap-around decking and garden grounds are excellent sun-traps and are perfect for relaxing, BBQ receptions and alfresco dining and sunset drinks.

Property Details

Home Report: Home Report is available to view or download on our website.

EPC: Band C (76), potential Band B (61).

Council Tax: Band G

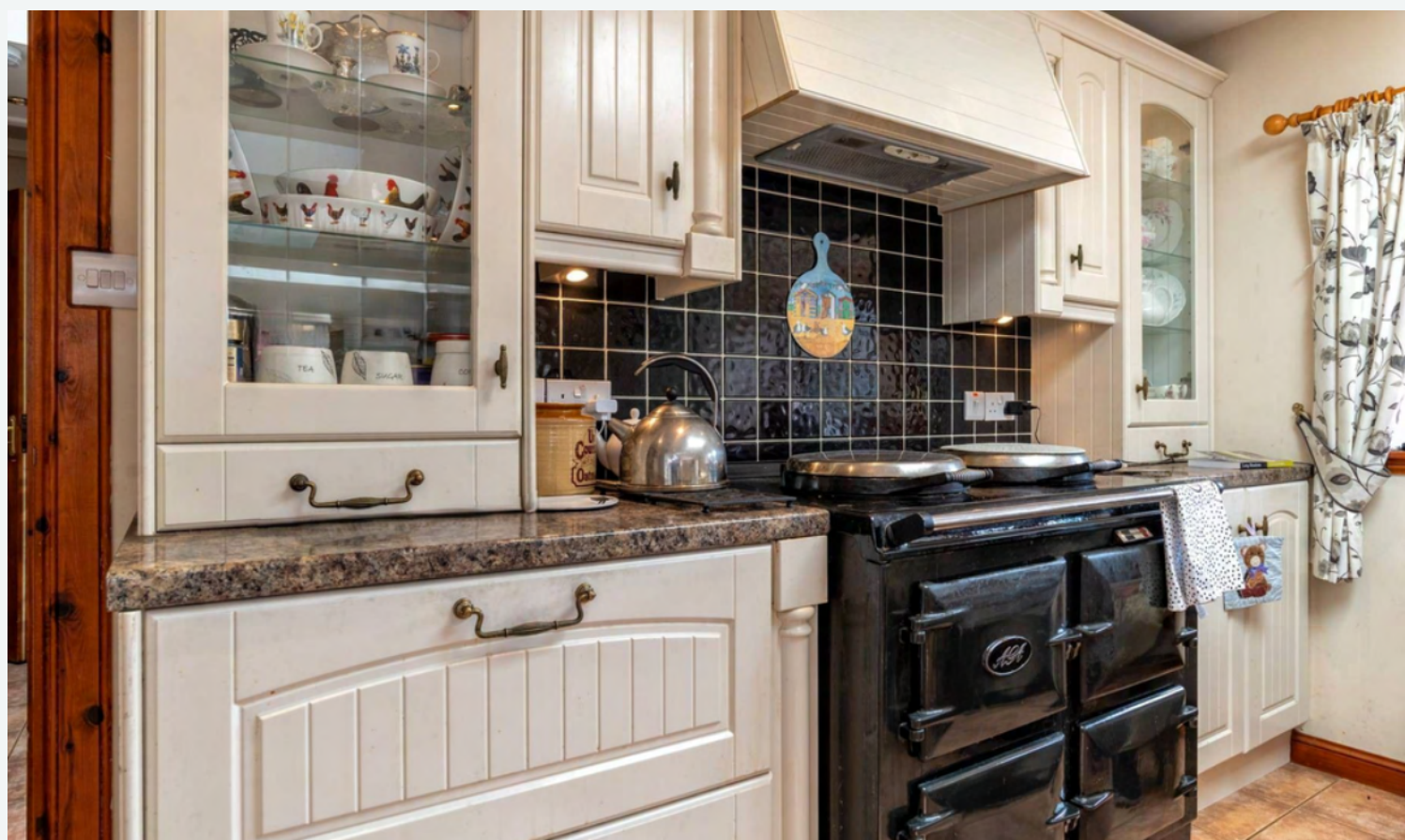
Services: Private Water (borehole in garden). Mains and Solar PV Electricity (15no Solar PV panels). Private drainage to septic tank. Ground Source Heat Pump. Wood-burning stove. Electric Aga range.

Included in Sale: All floor coverings, fitted blinds, curtain rails/poles/tracks, light fittings and shades, integrated or fixed appliances (excludes free-standing appliances).



"Osprey View is a fine example of a bespoke and spacious steading conversion which is nestled in an idyllic and serene part of Garioch, Aberdeenshire. Rarely does such a property enter the market in this stunning location and with the additional benefit of land and outbuilding, Osprey View makes for the perfect smallholding or equestrian property"

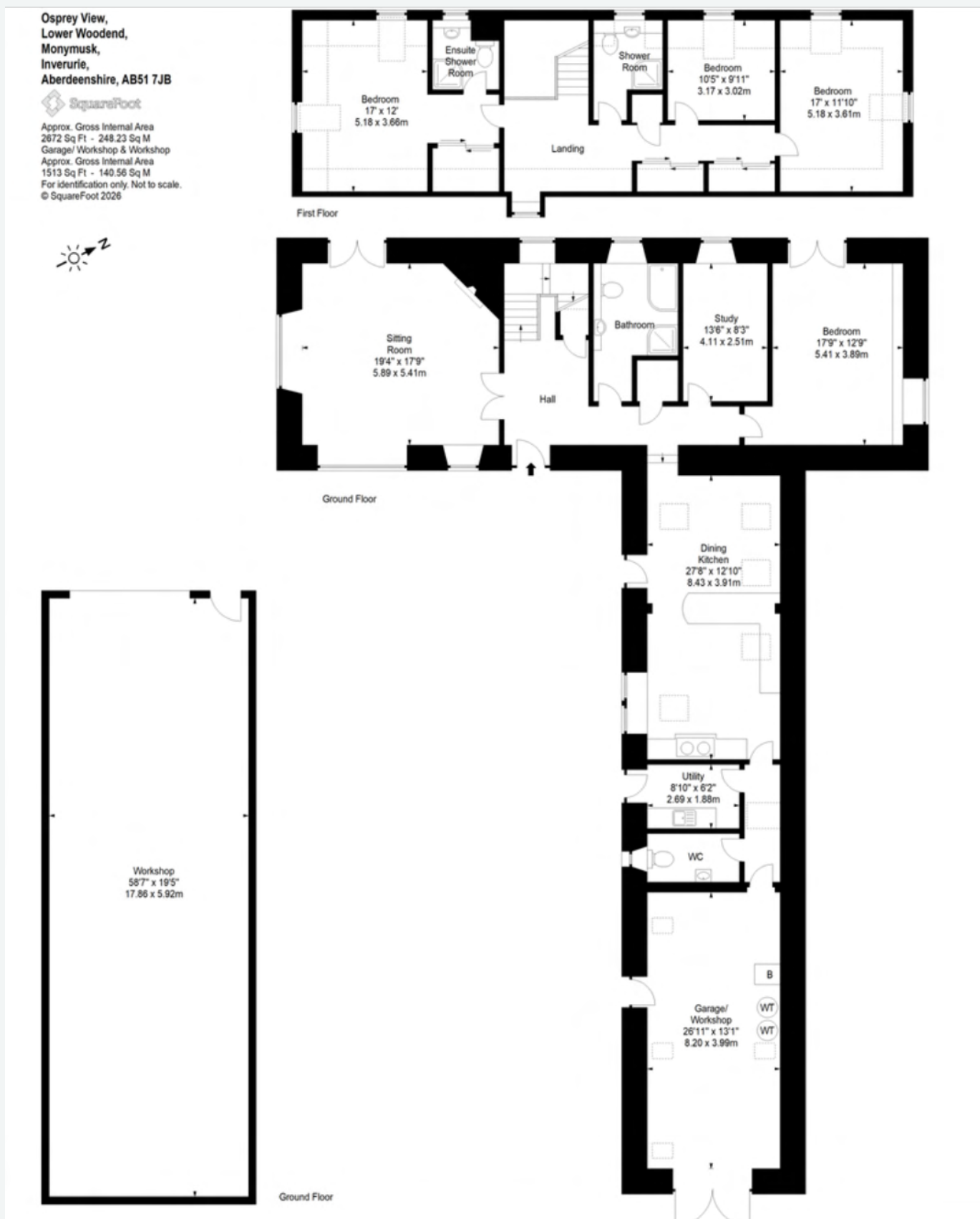




Floorplan & Sale Plan

what3words location: [///edit.aside.optimally](#)

Sale plan not to scale. This plan is for illustrative purposes only and is not, or does not constitute, a title plan.



Outside

Secluded garden grounds and lush garden lawns envelope this outstanding property, nurtured by hand for many years providing peaceful retreats and a safe haven for family and pets. As well as the extensive and well-maintained garden grounds, there is included 4.45 acres of IACS-registered land, divided into two useful paddocks to either side of the property. Whilst in need of re-fencing, the land offers any purchaser the perfect opportunity to establish a smallholding/hobby farm or would also be suited for equestrian purposes. The land is classified as being Grade 4(2) by the James Hutton Institute and has a southerly aspect.

Also included is a useful steel portal framed and metal-clad GP shed, constructed c.2010, measuring c.18m x 6m. The shed boasts concrete floor, roller shutter vehicular door and timber pedestrian door, power outlets and lighting. The outbuilding make for excellent general storage but would also suit the budding craftsperson, mechanic or as a workshop.



Property Details & Important Notices

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

EPC: Band C

Council Tax: Band G

Entry: Date of entry to be mutually agreed but in any case will be from 31st March 2027.

BPS Entitlements: Available by seperate negotiation.

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).



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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.

Misrepresentation:

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.



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

Andrew Beedie MRICS
01467 623800



Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.



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