

UPPER BALFOUR FARMHOUSE

DURRIS



"An **impressive 2.5 storey traditional farmhouse** in need of modernisation near **Woodlands of Durris** and **Banchory**"

Upper Balfour Farmhouse

what3words location: /// subway.muscular.hazelnuts



For Sale as a whole:

Offers Over £175,000

Property Highlights

- + Traditional detached 2.5 storey 4-bedroom farmhouse and 3 living rooms.
- + Excellent opportunity to renovate and modernise.
- + Large garden grounds to the front of the property.

Location and Situation

Durris is a highly sought after area with good links to the town of Banchory and within easy commuting distance of Aberdeen, whilst still retaining its rural setting. Primary Schooling is provided at Woodlands of Durris (0.5 miles) with secondary education available at Banchory Academy (6 miles). Banchory also provides a wide range of services including medical practice, dentists, chemists, leisure facilities, eateries and supermarkets as well as a number of independent retailers on its thriving High Street. Raemoir Garden Centre and Mains of Drum Garden Centre in nearby Drumoak are also popular attractions in the area.

Royal Deeside is renowned for its beautiful scenery, picturesque villages and excellent leisure and recreational opportunities including fishing on the River Dee, golf courses, walking, cycling and mountain biking, winter sports at Glenshee or The Lecht Ski Centres, along with access to the Cairngorms National Park.

The City of Aberdeen is approximately 13 miles distant and can be reached in about half an hour by car (rush hour excepted), provides a theatre, two universities and shopping facilities. In addition, Aberdeen has a mainline railway station providing inter-city and sleeper services to the south and also an airport operating regular flights to London and other UK cities, as well as overseas destinations.

Directions

From Aberdeen take the A93 North Deeside Road west through Cults and Bieldside to Milltimber and turn left on to the B979 signposted 'Maryculter' and 'Stonehaven'. Cross the River Dee and turn right following signs for the B9077 towards 'Banchory'. Continue on this road for approximately 6 miles taking a left hand turn at signs for 'Woodlands of Durris' and 'Denside of Durris'. Upper Balfour farm is located on the left hand side after approximately half a mile.

Distances

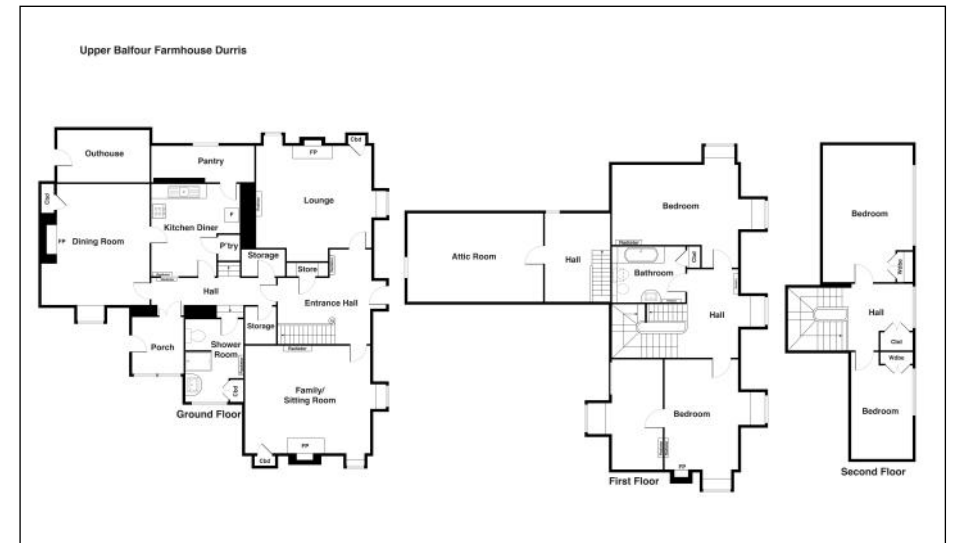
Woodlands of Durris 0.5 miles, Banchory 6 miles, Aberdeen 13 miles, Westhill 11 miles

Upper Balfour Farmhouse, Durris, Banchory, AB31 6BJ

Dwellinghouse - 247sqm (Gross internal floor area)

The farmhouse at Upper Balfour is a traditional 4 bedroom farmhouse split over three floors. It is in need of modernisation and general upgrade allowing a purchaser to create a home of their own design and imagination. In summary the accommodation comprises: Ground floor - Hall, 2 front reception rooms, kitchen with scullery, living room, shower room, rear porch. First Floor: front wing bedroom with dressing room, further bedroom, bathroom and the rear wing has 2 attic rooms. Second Floor: 2 further bedrooms. To the front of the property there is a wide gravelled area and which leads down to a hedged lawn and small wooded area. To the rear of the property is Upper Balfour Steading in separate ownership, although an adjoining small outbuilding at the rear is included. The property boundary is outlined red below.

EPC: Band F Council Tax: Band G Windows & Doors: Timber frame/uPVC Double Glazing Water: Mains Heating: Oil Central Heating Drainage: Private Home Report: Available on website.



Property Details & Important Notices

Viewing: By appointment with Mr Abbott - 01330 828587/07704 670854 or contact the selling Agents - 01467 623800

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

Entry: By mutual arrangement.

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 the selling agents:

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