



PROPERTY PARTICULARS



FOR SALE

**ARDEVIN LODGE
OLDMELDRUM
AB51 0AH**

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Location:

Aberdeenshire Council are pleased to offer for sale by competitive tender the former School known as Ardevin Lodge, Oldmeldrum. **The adjacent property Tulloch Schoolhouse is also offered for sale as a separate lot.** The property is set in a rural location within a short drive from Oldmeldrum. This spacious property is within easy commuting distance of both Dyce and Aberdeen.

Primary and secondary schooling is available nearby at Oldmeldrum, which also has a range of local amenities. A wider range of facilities are to be found within Inverurie some 8 miles away.

Exact plans are provided showing the location and approximate boundaries of the subjects, also detailing Tulloch Schoolhouse.

Directions:

From Aberdeen take the A947 to Oldmeldrum, continuing North towards Fyvie. After approximately 4 miles you will pass Norvite feed store on your left hand side, continue for a further 300 metres and the property is on your left, screened by trees.

Description:

The subjects comprise a spacious semi detached 2 storey dwelling house originally constructed approximately 100 years ago. Set within spacious grounds of approximately 896 square metres, the property is of traditional stone and slate construction. The property is in need of modernisation and redecoration throughout but affords the purchaser the opportunity to create a spacious family home. Internally the property requires upgrading and renovation to bring it up to modern standards but offers the potential for a number of interesting development projects. In addition, the property also retains some interesting original period features.

Accommodation:

The accommodation set over 2 floors comprises:-

Ground Floor: Entrance vestibule and hallway, Lounge - 4.39m x 3.57m, Sitting room - 4.51m x 3.18m, Kitchen - 4.39m x 1.81m

Stairwell to first floor

First Floor: Bedroom 1 - 3.22m x 2.87m, Bedroom 2 - 4.25m x 2.56m, Bedroom - 4.41m x 3.37m, Bathroom - 2.06m x 1.68m

Services:

The property is served with mains electricity, mains water supply and drainage is to a septic tank. There is presently no fixed central heating system.

Interested parties should, however, satisfy themselves regarding the detailed whereabouts, capacity and condition of the services.

Home Report:

A copy of the home report is available on request.

Council Tax Banding / Rating Information:

The subjects are currently rated under Council Tax Band "E".

Planning:

With regard to the proposed use of the subjects, it is pointed out that it is entirely the responsibility of any prospective purchaser to ensure that any proposals they have regarding the future use of the property is acceptable to the Planning authority. It is recommended that prospective purchasers discuss these matters with the Planning and Environmental Service of Aberdeenshire Council prior to submitting an offer. The Service is located in Ellon, telephone number 01358 726429. Prospective purchasers will be held to have satisfied themselves as to the exact planning position.

Price:

Offers over £145,000 are invited.

Date of Entry:

By arrangement

Viewing Arrangement:

By prior arrangement:

Contact:-
Sarah Young
Area Estates Surveyor
Aberdeenshire Council
Gordon House, Blackhall Road, Inverurie AB51 3WA
Telephone number: 01467 628484
Email: sarah.young@aberdeenshire.gov.uk

Offers:

Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen. AB16 5GB, either in writing or by telephoning Aberdeen (01224 664255).

All persons who have requested that their interest in the property be noted will be sent details of the closing date once it has been set together with details of the Council's tender procedures that must be strictly adhered to. Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and must be submitted in the official tender envelope provided. Offers submitted otherwise than in accordance with this requirement may not be considered.

The Council is not bound to accept the highest or any offer.

Misrepresentation Act 1967 and Property Misdescriptions Act 1991:

These particulars are prepared in good faith and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You and your representatives should verify the particulars on a visit to the property. The particulars do not obviate the need for a full survey and you are strongly advised to obtain an independent survey of the property by an appropriately qualified person prior to submitting an offer. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. You are strongly advised to verify their condition prior to submitting an offer to purchase.

Any plans, areas, measurements of 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 in good faith and prospective purchasers should satisfy themselves on such matters prior to submitting an offer.

Site Plan:



