

# Property Particulars

Aberdeenshire  
COUNCIL



## FOR SALE

**Semi-detached House**  
**1 Burnside Cottages**  
**Leylodge**  
**Kintore**  
**AB51 0YJ**

[www.aberdeenshire.gov.uk/property](http://www.aberdeenshire.gov.uk/property)

- 3 Bedroom one and half storey semi-detached house
- Gross Internal Floor Area 102 sq m (1,098 sq ft)
- Rural location
- Offers in excess of £150,000 are being sought

### Viewing Arrangement

To view the property or for further information please contact:

**Derek Young**

**01467 533108**

**derek.young@aberdeenshire.gov.uk**



## Location:

Kintore is a popular commuter town approximately 13 miles from Aberdeen City Centre. The town benefits from a variety of shops, primary school, good public transport, local amenities and recreational facilities. Secondary education is provided in Kemnay, approximately 6 miles from the property whilst a wider range of shopping and recreational facilities are available in Inverurie, approximately 6 miles from the property.

The property is located in a rural area on the B977 and is approximately 2.8 miles to the settlement of Kintore.

The location of the property is shown on the plan below.

## Description:

The subjects comprise of a one and half storey semi-detached dwelling house with front and rear garden.

The property external walls are part rendered and part masonry type. The roof is of a traditional pitched construction. Access to the front is shared with the adjoining property as shown hatched red on the plan.

## Accommodation:

The accommodation comprises:

### Ground Floor:

Entrance hallway, lounge, bedroom one, bathroom and kitchen.

### Upper Floor:

Hallway, bedroom two and bedroom three.

## Services:

We understand the property is served with mains electricity and water. The drainage is

connected to a private septic tank and soakaway.

However, interested parties should satisfy themselves regarding the location and capacity of services.

## Home Report:

A single survey report has been obtained for the property and can be made available to interested parties.

## Energy Performance Certificate (EPC):

The EPC rating is Band D. A copy of the EPC can be provided to interested parties.

## Council Tax Banding/Rating Information:

The property is currently listed on the Assessors website with a Council Tax Band E.

## Planning:

All planning enquiries regarding alternative uses should be directed to:

Banff & Buchan and Garioch Area Planning Office  
Gordon House  
Blackhall Road  
Inverurie  
AB51 3WA

T: 01467 628469

E: [ga.planapps@aberdeenshire.gov.uk](mailto:ga.planapps@aberdeenshire.gov.uk)



## Developer Contributions:

It is recommended that prospective purchasers discuss their proposals with The Developer Obligations Team of Aberdeenshire Council prior to submitting an offer.

The Developer Obligations Team can be contacted on;

T: 01330 825518

E: [developerobligations@aberdeenshire.gov.uk](mailto:developerobligations@aberdeenshire.gov.uk)

## Price:

Offers in excess of £150,000 are invited.

## VAT:

VAT will not be payable on the sale price.

## Land and Buildings Transaction Tax (LBTT):

The purchasers will be liable for any applicable LBTT and registration dues.

## Legal Costs:

Each party will be responsible for their own legal and other expenses.

## Date of Entry:

To be agreed upon conclusion of legal formalities.

## Viewing Arrangement:

The property is available to view by appointment only, please contact:

Derek Young

T: 01467 533108

E: [derek.young@aberdeenshire.gov.uk](mailto:derek.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, 01467 536116.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

**Date of Publication:** August 2019

## Site & Location Plan



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.