



## **WEST CROSS SLACKS GAMRIE, BANFF AB45 3HB**

A spacious, well maintained 4 bedroom bungalow with detached garage in a spectacular setting overlooking Gamrie Bay set within 0.74 acres (0.30ha) garden ground with additional paddock extending to 4.18 acres (1.69ha).

**For Sale as a Whole or in Two Lots by Private Treaty  
Fixed Price**

**Lot 1 - £220,000   Lot 2 - £50,000   Total - £270,000**



### Location

West Cross Slacks is situated in a spectacular coastal area overlooking the village of Gardenstown and enjoys panoramic views over surrounding countryside and the Moray Firth.

The nearest large town is Banff with a good range of shops, banks, tourist information centre and Duff House. There is a local primary school at Bracoden on the outskirts of Gardenstown village (approx. 0.5 mile) and secondary schooling is available at Banff Academy.

### Amenities

The area is renowned for its spectacular coastline with small sandy beaches and historic fishing villages such as Crovie and Pennan. The area also provides a wide range of recreational and sporting opportunities. There are a number of coastal paths nearby and many interesting places to visit.

### Directions

Travelling from Aberdeen proceed North on the A947 to Turriff. From Turriff continue on the A947 to Banff. At the junction of A947 and A98 at Banff, turn right towards Macduff and continue along this road for a short distance East of Macduff branching left onto the B9031 coast road and proceed for a further 5.8 miles. West Cross Slacks is located on the left hand side of the road a short distance down the private track. The exact location is shown on the attached plan.

### Description

#### Lot 1 – House - £220,000

West Cross Slacks has been built to a high standard and specification. All the rooms are spacious and there are good storage areas throughout.

The accommodation comprises 4 bedrooms (one with en-suite), bathroom, dining room leading onto patio, living room and spacious kitchen with family room. Separate double garage.

Approximately 0.74 acres (0.30ha) garden ground.

#### Lot 2 – Land - £50,000

Adjacent paddock of 4.92 acres (1.99ha). There is an option to lease this paddock for a period of 5 years and thereafter to purchase the paddock.

### Entry

By arrangement.

### Services

Mains electricity. Mains water. Private drainage.

### Council Tax

Band E

### Energy Performance Certificate

Band C

### Local Authority

Aberdeenshire Council, Arbutnot House, 62 Broad Street, Peterhead, AB42 1DA, Tel: 0845 6081207

### Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyer will be held to have satisfied themselves as to the nature of such burdens.

### Viewing

Viewing by appointment with the seller – Mrs O'Bank  
Tel: 01261851835 / 07944866894 / 07503912257

### Offers

Offers for the property should be submitted in Scottish Legal Form to, H&H Land and Property Limited, The Gatehouse, Auction Mart, Newton St Boswells, TD6 0PP. A closing date for offers may be set and those parties wishing to be kept informed should notify the Selling Agents of their interest as soon as possible to ensure that they are contacted. However the Selling Agents reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.



### Deposit

A deposit of 10% of the purchase price will be payable within seven days of completion of missives not withstanding this, the property will not pass from the Seller to the Buyer until the balance of the price is paid in full.

### Interest

Interest will be paid by the Buyer on the deposit and the balance of the purchase price from the dates on which they respectively become payable at a rate of 5% per annum above the base lending rate of The Royal Bank of Scotland until payment.

### Consignation

Consignation of the purchase price will not be effectual in excluding payment of interest. In the event of the Buyer failing to pay the full purchase price within fourteen days from the date of entry the seller will be entitled to, but not bound to, resale from the bargain and re-sell the property without prejudice to their rights to recover from the Purchaser any loss occasioned by them thereby

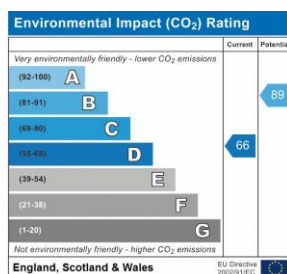
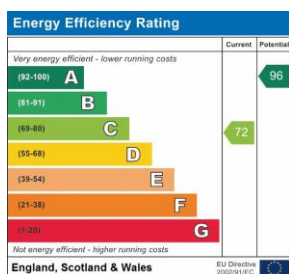
### Note

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.

### IMPORTANT NOTICE

H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

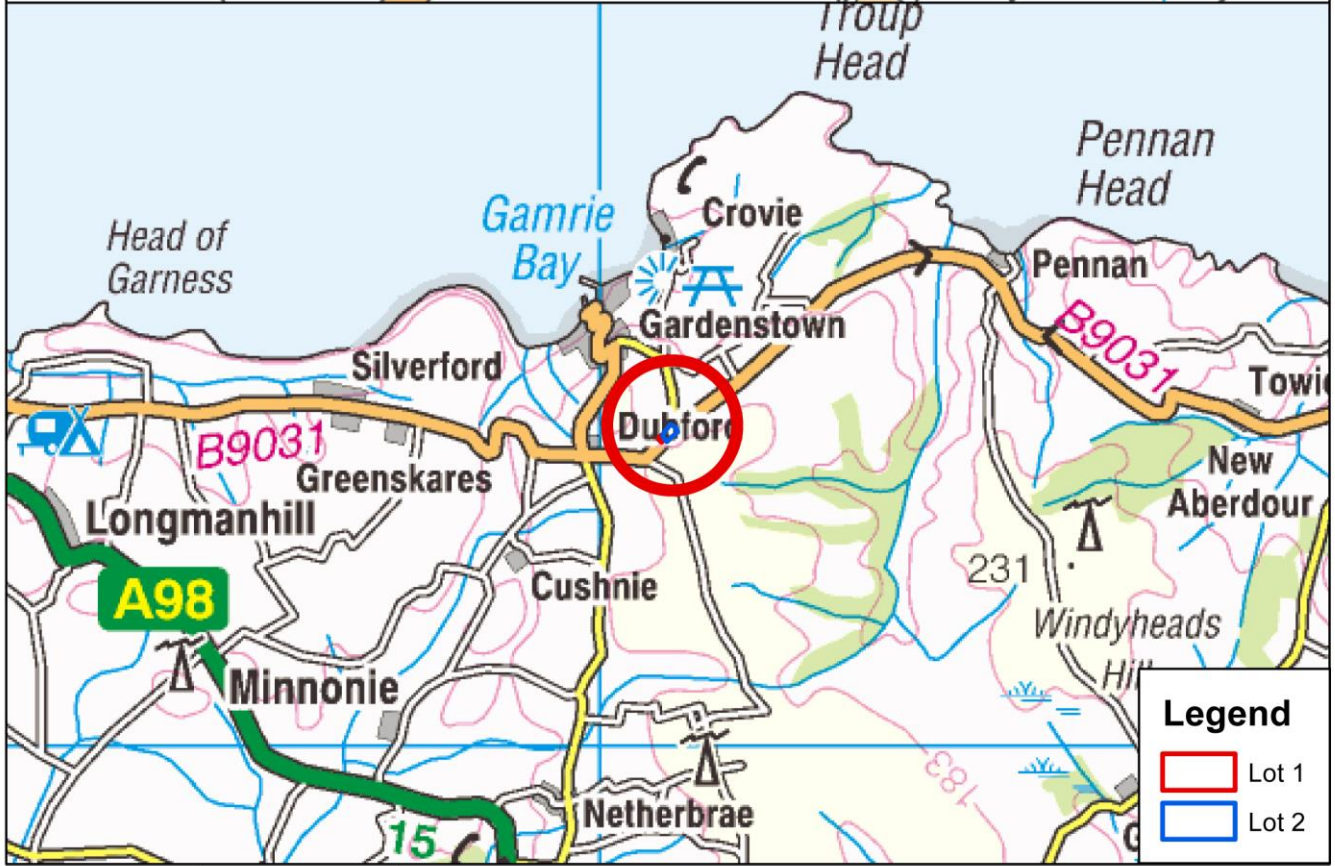
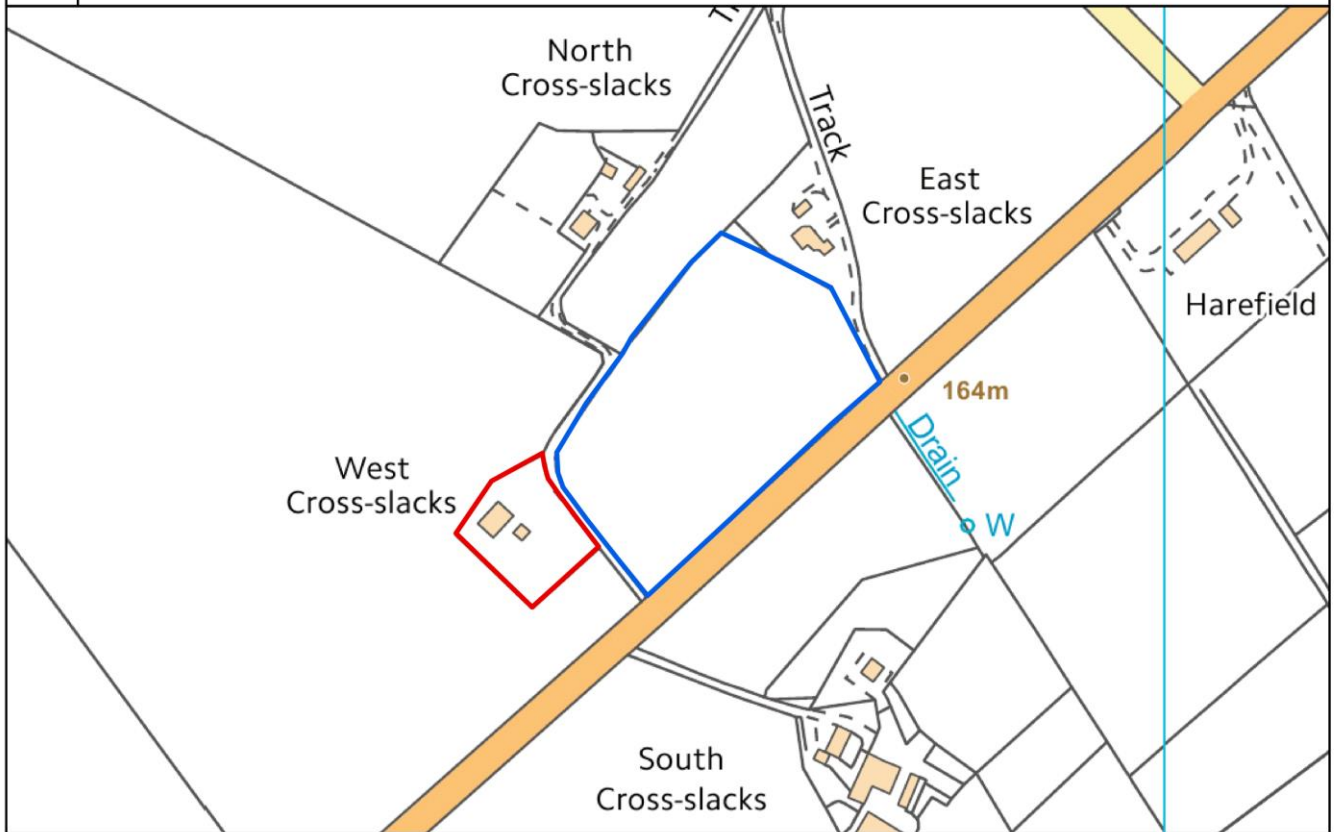


These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **January 2017**



# West Cross Slacks, Gamrie, Banff, AB45 3HB



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Date: January 2017  
Our Ref:  
Plan No: 1  
Scale @ A4:  
Illustration Only



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