

# Property Particulars



- Detached two storey house with integral garage
- Gross internal floor area 160 sq m (1722 sq ft)
- Within walking distance of the centre of Inverurie
- Offers in the excess of £310,000 are being sought for the property

## FOR SALE

**Killiewalker, St James  
Place, Inverurie,  
Aberdeenshire,  
AB51 3UB**

### Viewing Arrangements

To view the property or  
for further information  
please contact:

**Gordon H Fettes**

**Asset Disposal  
Surveyor**

**01224 665078**

**gordon.fettes@**

**aberdeenshire.gov.uk**

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



## Location:

The commuter town of Inverurie is located approximately 17 miles to the north west of Aberdeen City.

Approaching Inverurie from the South on the A96, branch right at the roundabout on to the B993/Elphinstone Road and follow this road crossing the bridge over the River Don. At the mini roundabout, turn right on to St James Place. Killiewalker is situated on the south side of the road and close to the set of traffic lights.

## Description:

The subjects comprise a two storey detached dwelling house together with an integral garage.

The property is constructed of concrete block rough cast walls under a pitched slate roof.

## Accommodation:

The accommodation comprises

## Ground Floor:

Entrance vestibule, hallway, living room, kitchen, utility room, bedroom with en-suite shower room, cloakroom and WC.

## First Floor:

5 bedrooms, bathroom with WC.

## Services:

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

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 E. A copy of the EPC can be provided to interested parties.

## Council Tax Banding/Rating Information:

The subjects will require to be re-assessed but we understand that the Council tax banding is likely to be Band G.

## 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 Obligation:

All enquiries should be directed to:

The Developer Obligations Team  
Business Services  
Aberdeenshire Council  
C/O Banchory Area Office  
The Square  
Banchory  
AB31 5RW

Tel: 01330 825518



## Price:

Offers in excess of £310,000 are being sought for the property.

## VAT:

We understand that the property has not been "opted to tax" hence the sale will not be subject to VAT.

## Land and Buildings Transaction Tax:

The purchasers will be responsible for any land and buildings transaction tax that may be levied on the sale price.

## 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.

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## Date of Publication:

October 2016.

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, 01224 664255.

In the event 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. All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.



## Misrepresentation Act 1967 and Property Misdemeanors Act 1991

### 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.