



Huntly 7½ miles

Keith 10 miles

TO LET

MIDPLOUGH FARMHOUSE

AVOCHIE, BY HUNTLY, ABERDEENSHIRE

Traditional, four bedroom farmhouse, set in an attractive rural location,
near to the town of Huntly.

Offers invited in the region of £650 per month.

DIRECTIONS

From Huntly, head east on the A96 towards Aberdeen. After approximately one mile, turn left onto the A97 towards Banff. After approximately one mile, take the left turn, signposted Rothiemay and Kinnoir. Continue on this road for approximately four miles and Midplough Farmhouse is on the left-hand side, down a short track leading to the house and steading.

From Rothiemay, head south across the River Deveron and follow the road round to the right. After approximately one and a half miles, Midplough Farmhouse sits on the right-hand side, down a short section of track leading to the house and steading.

The house is signposted from the public road and is clearly visible.

AMENITIES

The village of Rothiemay has a range of useful, everyday amenities, including a small shop, primary school and public house.

Huntly has a wider range of services and is located on the main line railway, linking Aberdeen to Inverness. It also has supermarkets, primary school, high school, shops, restaurants, 18 hole golf course and a Nordic skiing centre.

LOCAL AUTHORITY

Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

COUNCIL TAX

The property is within Band C. The 2018/19 Council Tax charge is £1,070.77 per annum.

SERVICES

The property has mains electricity, private water supply and private septic tank and soakaway.

The property benefits from double glazing throughout and has oil central heating.

POSTCODE

The postcode for the property is AB54 7YY.

ACCOMMODATION

The accommodation comprises:-

Ground Floor

- Kitchen
- Dining Room
- Lounge
- Utility Room
- Bathroom
- Bedroom 3
- Bedroom 4/Study

First Floor

- Bedroom 1
- Bedroom 2
- Boxroom

The property also benefits from a large garage/store.

Additional outbuildings may also be available by separate negotiation.

GARDEN

The property has a large, enclosed garden, which is mostly down to grass.

VIEWING

Viewing can be arranged through the offices of Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com.

Please note that viewings must be by prior appointment only.

RENT AND DEPOSIT

Offers are invited in the region of £650 per month. A deposit equivalent to two months' rent will be payable prior to entry.

Interested parties should complete the Offer to Let and credit reference forms provided. These forms should be returned to Bowlts Chartered Surveyors.

ENTRY

Entry will be granted to the successful applicant by arrangement. The property is available for immediate let.

LANDLORD REGISTRATION

The Landlord Registration No for the landlord of this property is 46084/110/26200.

ENERGY PERFORMANCE INDICATOR

The Energy Performance indicator for this property is Band F (31).

CREDIT SEARCH

A credit application form is required to provide personal details in order to carry out a credit search.

CONDITIONS OF LET

Midplough Farmhouse is offered for let on a Private Residential Tenancy (PRT). The successful tenant will be required to sign a Lease of the subjects in accordance with

the Private Housing (Tenancies) (Scotland) Act 2016. Full details about Private Residential Tenancies are given on the Scottish Government website under Private Residential Tenancies: Information for Tenants. You are advised to read this information before agreeing to take the tenancy.

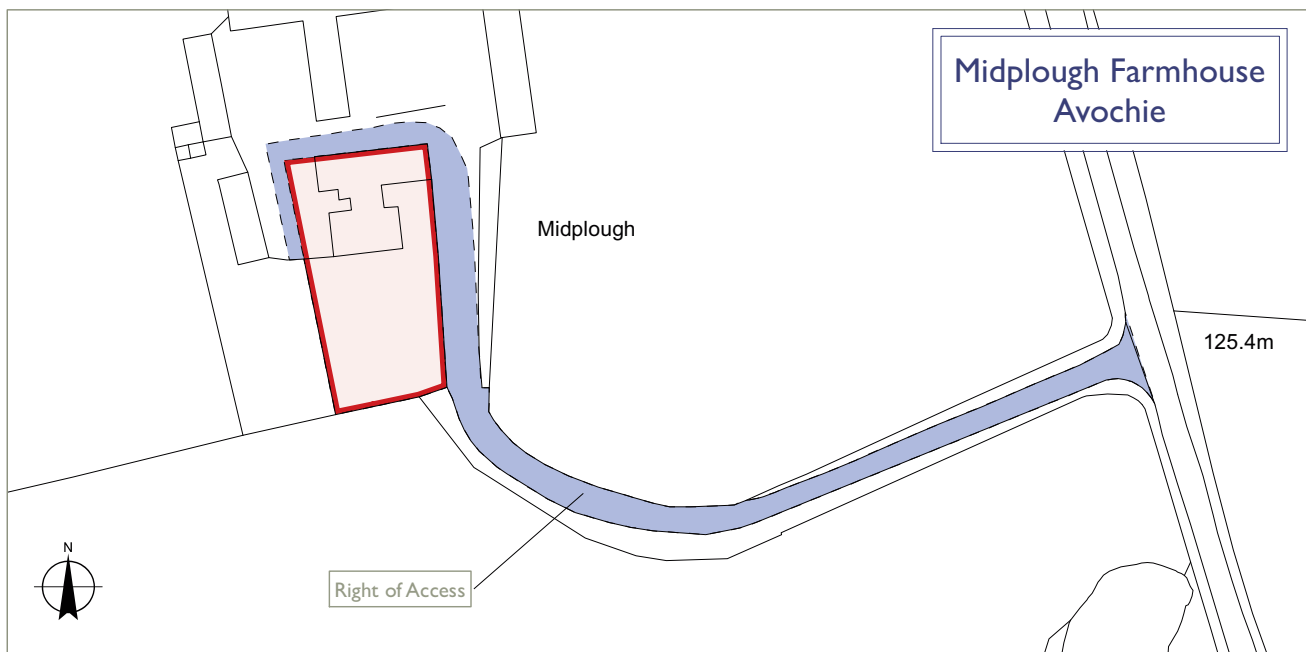
Under the Private Housing (Tenancies) (Scotland) Act 2016, the rent that the tenant is required to pay is negotiated between the landlord and the tenant.

A draft copy of the Lease, which the successful tenant will be required to sign, is available for inspection, on request.

In addition to the rent, the tenant will be responsible for the payment of all outgoings, including Council Tax, telephone charges and any service assessments incurred during the tenancy.

No smoking is permitted within the property. Pets are strictly by arrangement only.

The agent acting on behalf of the landlord will adhere to the Letting Agent Code of Practice (Scotland) Regulations 2016 and a copy of this is available on request.



Site Area (Approx): **937m²**

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

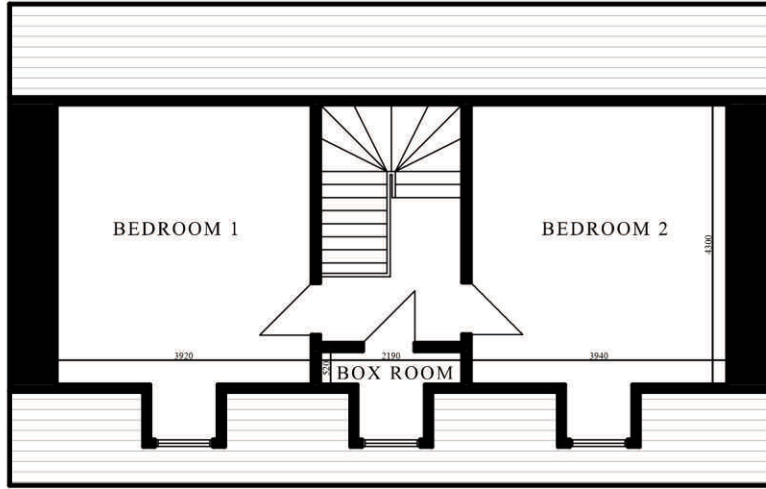
This map is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright 2018. All rights reserved. Ordnance Survey Licence Number 100017943

Legend

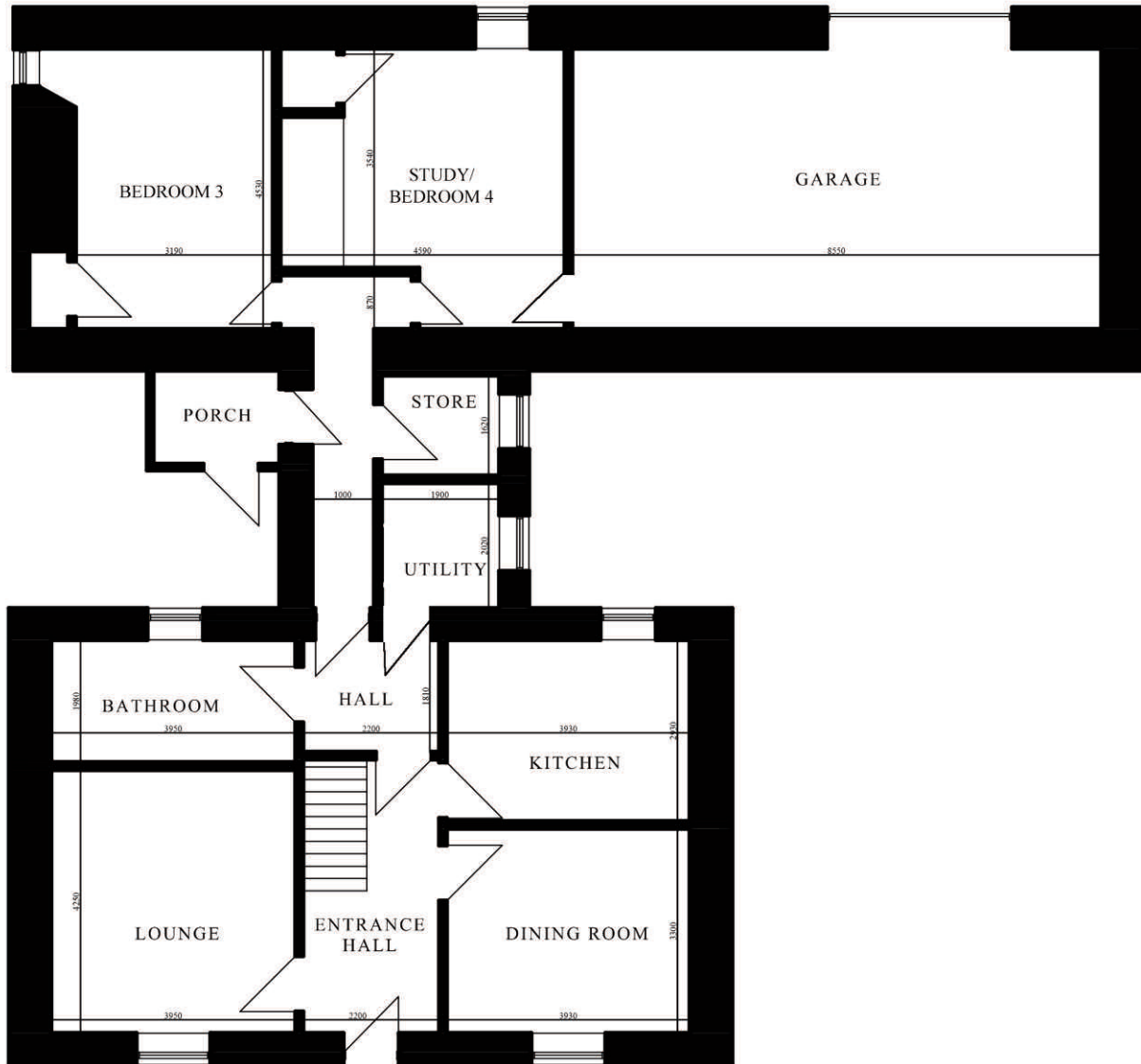
-  Midplough Farmhouse
-  Right of Access

DO NOT SCALE FROM THIS PLAN

BOWLTS

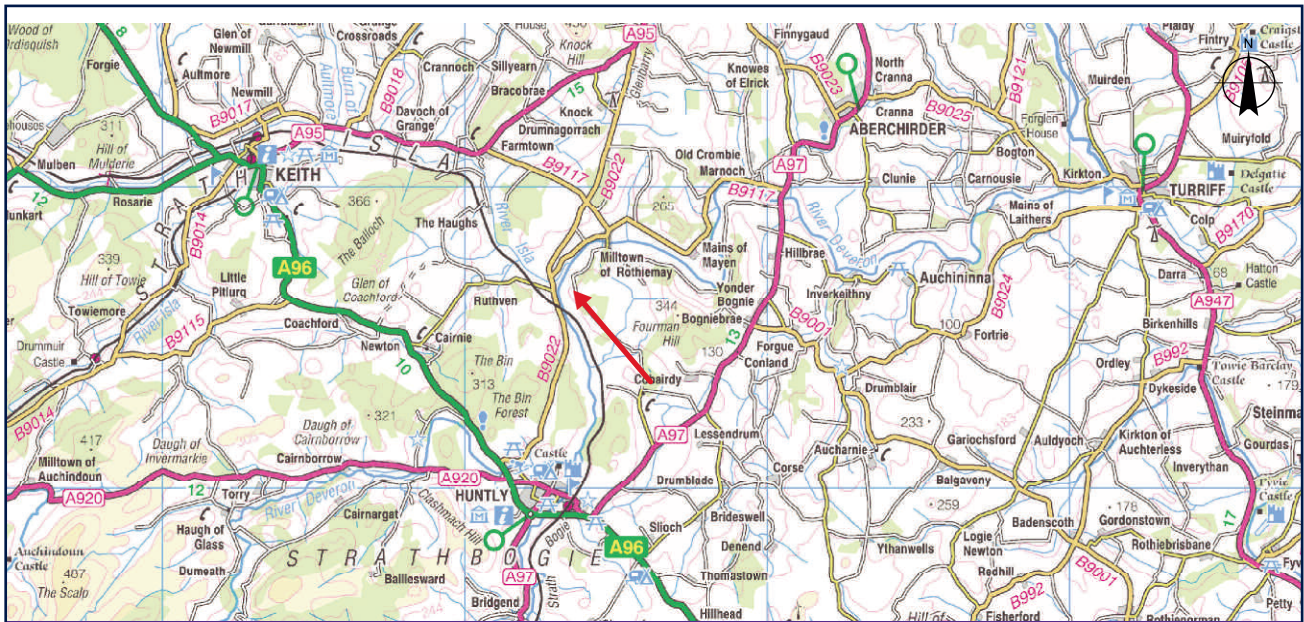


FIRST FLOOR PLAN



GROUND FLOOR PLAN

BOWLTS



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
 This map is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright 2018. All rights reserved.
 Ordnance Survey Licence Number 100017943. Scale: 1:250,000

Barnhill, Pluscarden

By Elgin, Moray, IV30 8TZ

Tel 01343 890400 :: Fax 01343 890222



We have gathered a team of knowledgeable, experienced and enthusiastic individuals who are dedicated to providing clients with the highest possible quality of service, reliability and attention to detail in all aspects of property management.

- Wayleaves and Compensation Claims • Telecom Masts • Sales, Purchases and Lettings • Contract Farming •
- Farm Forestry • Valuations • Architectural and Building Services • Planning and Development •
- Land Survey and Mapping Services • Environmental and Conservation Services •

IMPORTANT NOTICE

Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) 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;
- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given 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;
- c) no person in the employment of Bowlts has any 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 Bowlts or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

JP/NH/AM JSH/33 - Prepared 21st December 2018

01343 890400
www.bowlts.com