



LOWER BLACKBURN

DUNLUGUS, TURRIFF

ABERDEEN
&
NORTHERN
ESTATES

"Nestled in a sought-after area close to the market town of **Turriff**, this **charming cottage with outbuildings** would suit a variety of uses or perhaps as a base to setup a new business for those looking for a **lifestyle change**"

Lower Blackburn, Dunlugus

what3words location: [///perfect.placidly.contact](https://www.what3words.com/perfect.placidly.contact)



For Sale as a whole:

Offers Over £240,000

Property Highlights

- + Spacious three-bedroom cottage with garage and garden grounds
- + Extensive range of outbuildings which may suit a variety of uses providing endless opportunity
- + Peaceful rural location close to the bustling market town of Turriff

Location and Situation

Lower Blackburn enjoys a pleasant rural setting with views of rolling farmland. The property is a short distance from the bustling market town of Turriff. The town provides a fantastic range of local shops, amenities, eateries and services as well as supermarket, nursery and schooling, swimming pool, 18-hole golf course and is home to Turriff United FC. The town is host to the annual Turriff Show, the biggest two-day agricultural show in Scotland.

Banff and Macduff (8 miles) provide a good range of shops, amenities, eateries, supermarkets etc. Attractions in the area include Alvah Bridge and Duff House. This Georgian mansion is surrounded by parks, walks and an 18-hole parkland golf course. Macduff is home to a challenging 18-hole links golf course and the Macduff Marine Aquarium. The River Deveron provides good fishing opportunities.

There are several local bus services, rail connections are available in Huntly and Inverurie for onward travel north, to Inverness, and south to Aberdeen and beyond. Aberdeen International Airport is located some 40 miles south-east (50-minute drive) for national and international flight connections for domestic or business commuting.

Directions

From Turriff, head north off Meadowbank Road onto the 'Luncarty' road. Continue for about 2.8 miles and turn left (opposite a strip of spruce trees). Follow the access track for about 3/4 mile to Lower Blackburn. Or follow what3words: [///perfect.placidly.contact](https://www.what3words.com/perfect.placidly.contact)

Distances

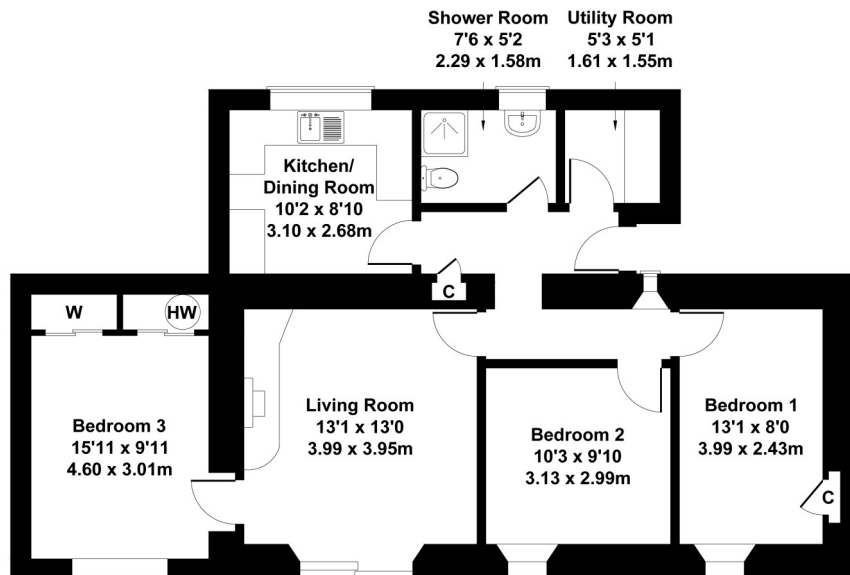
Turriff 3 miles Banff 8 miles Huntly 22 miles Aberdeen 40 miles

Lower Blackburn, Dunlugus, Turriff Aberdeenshire, AB53 4NS

Dwellinghouse - 80 sqm (Gross internal floor area)

The farmhouse at Lower Blackburn is a traditional farm cottage which has been extended over the years to provide spacious accommodation. The original cottage would be of stone and slate construction with the flat roof extensions of more modern block construction. The property comprises a mix of timber and uPVC framed double glazed windows and has electric storage heating throughout. The property would benefit from refurbishment throughout. Accommodation comprises: Sitting room, dining kitchen, bathroom, utility room and three bedrooms.

EPC: Band E Windows & Doors: uPVC / timber dbl. glazing Water: Mains Council Tax: Band B Heating: Electric Drainage: Septic Tank



Not to Scale. Produced by The Plan Portal 2025
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Outbuildings*

The range of outbuildings at Lower Blackburn offers great potential for a variety of uses and interests. From West to East the buildings comprise:

Silage Pit - 12m x 18m. Cattle Court - 20m x 25m. GP Shed / Court - 14m x 30m. Cattle Court - 12m x 16m. GP Shed - 10m x 12m. Grain Drying Store - 9m x 12m. Dutch Barn - 15m x 18m.

*All dimensions are approximate and for guidance only.

All buildings are served by 3-phase electric and have access to piped mains water.



Property Details & Important Notices

Local Authority: Aberdeenshire Council: Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Entry: By mutual arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

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.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or 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 by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment



To view this property or for further information, contact our agent:

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