

FOR SALE



GAUPIESHAUGH, ST.CYRUS, MONTROSE
ABERDEENSHIRE, DD10 0DR

fbrseed
LAND AGENTS &
CHARTERED SURVEYORS



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St. Cyrus 2 miles, Montrose 6 miles, Aberdeen 35 miles, Dundee 37 miles
(all distances approximate)

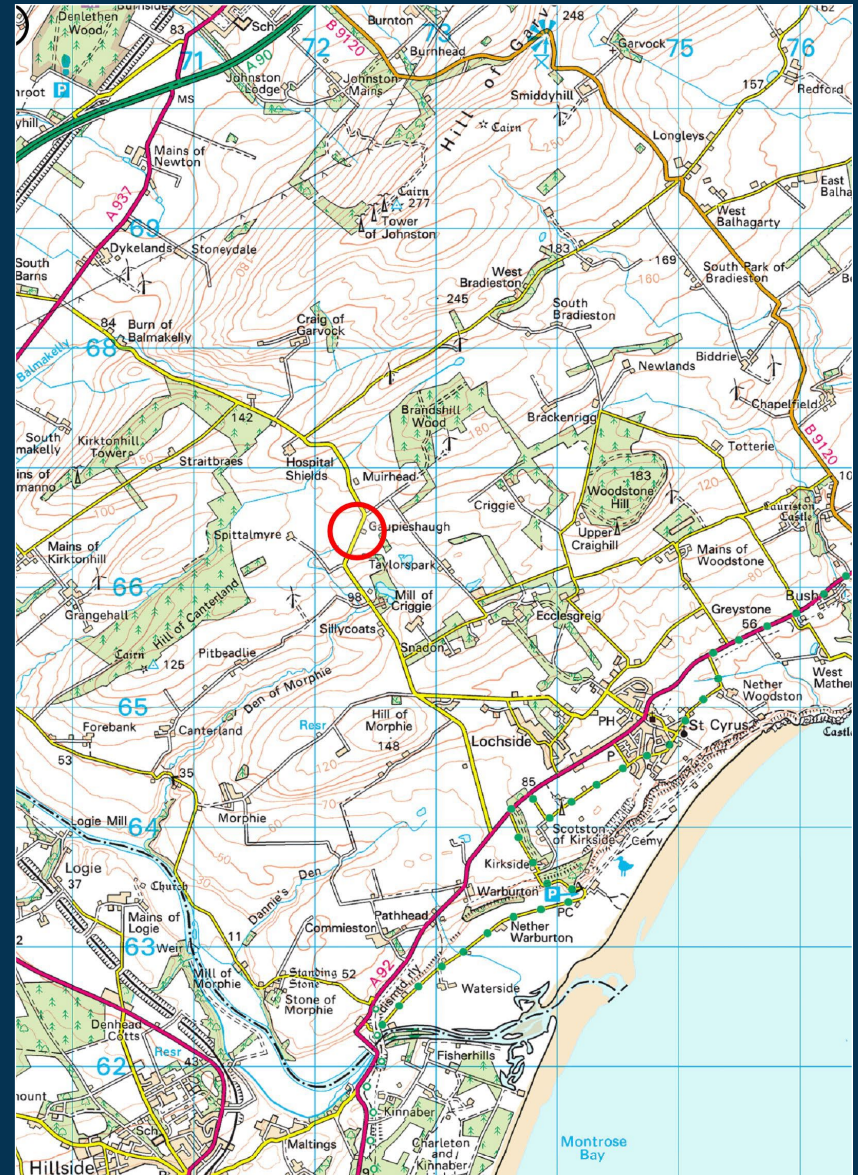
A rare opportunity to acquire a charming 3 bedroom detached cottage set within a large plot overlooking surrounding countryside and with the benefit of 2.42 hectares (5.97 acres) of useful grazing land.

- Wonderful, private garden grounds extending to 0.21 hectares (0.51 acres).
- Adjacent field extending to 2.42 hectares (5.97 acres).
- Adjoining workshops with huge potential for a range of uses including conversion to additional living, office or holiday let (subject to obtaining the necessary permissions).
- Private rural setting yet just 2 miles from St.Cyrus and the East Coast.

FOR SALE AS A WHOLE

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Location Plan - Not to Scale

SITUATION

Gaupieshaugh has a wonderful rural setting just 2 miles to the west of the coastal village of St.Cyrus in beautiful south east Aberdeenshire. St.Cyrus is a popular village, renowned for its sweeping golden beach, dramatic volcanic cliffs and rich wildlife with its own protected nature reserve. The village has a well-regarded primary school, post office and general store. More extensive range of shopping, business and leisure facilities including sports centre and modern cinema are found in Montrose which is just 6 miles to the south.

Montrose also benefits from a main east coast railway station with regular services to Aberdeen, Dundee and Edinburgh. Secondary education is available in Montrose, Laurencekirk or Stonehaven. Lathallan is a reputable private school and located just 7 miles to the north.

Gaupieshaugh offers exceptional privacy with convenient accessibility being almost equidistant from Aberdeen and Dundee with both cities benefiting from an Airport and excellent transport links by road and rail.

South east Aberdeenshire is famed for its spectacular landscape, encompassing the nearby Angus Glens, rolling farmland, and dramatic coastline. The area offers a wealth of leisure opportunities and a first class quality of life in an unspoiled setting.

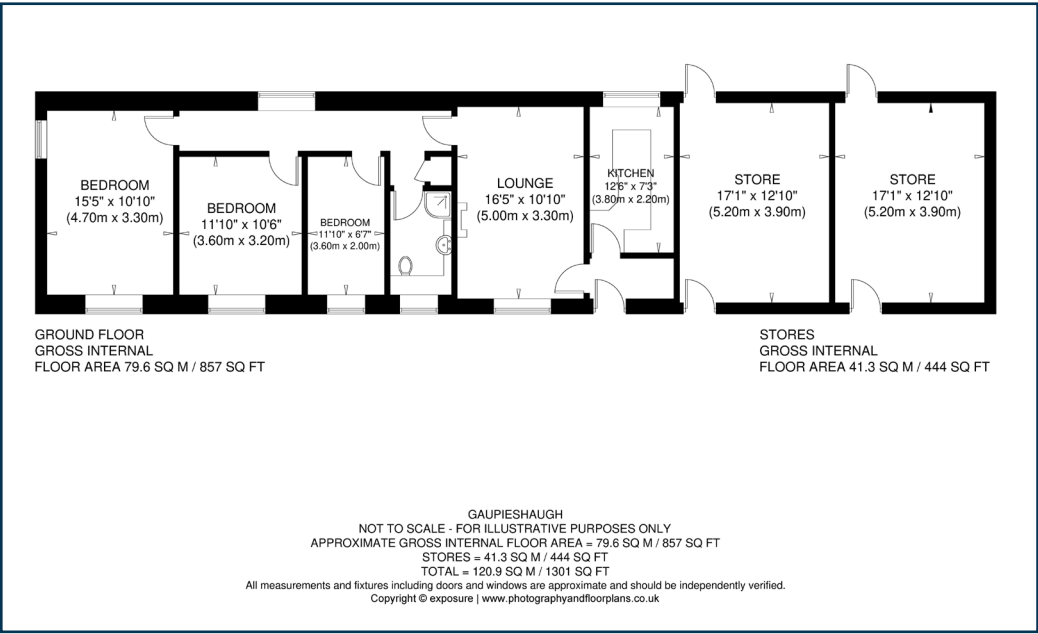
GENERAL DESCRIPTION

Gaupieshaugh is a charming single storey, detached country cottage tucked away from the public road behind a mature leylandii hedge. This private position benefits from far reaching views across surrounding countryside. The house benefits from a private drive, large garden and no immediate neighbours. Whilst some modernisation could be beneficial the property has been well maintained and loved by the current owners being their home for over 50 years.

The house is of traditional stone construction under a slate covered roof with UPVCU double glazed windows. The accommodation is detailed in the accompanying floor plans and set out as follows: Entrance hall with space for storing coats and shoes; kitchen with fitted wall and floor units and including stainless steel sink; lounge with open fire; rear hall with cupboard housing cold water tank; family shower/wet room shower, modern wash hand basin and wc; Single Bedroom; Two double bedrooms.

GARDENS

Enclosed gardens surround the house to three sides, predominantly laid to lawn with mature trees and hedging to the boundaries which provides shelter and privacy. There is a large area of gravelled parking area for several vehicles to the front and side of the house.



Floor Plan - Not to Scale



OUT BUILDINGS

Adjoining the house are two outbuildings/stores currently used for storage of the hot water tank, central heating boiler and firewood/tools. They buildings may have potential for a range of uses (subject to obtaining planning permission).

LAND

On the opposite side of the road to the Cottage, there is a field extending to 2.42 hectares (5.97 acres) currently laid to grass and used for mowing and grazing purposes. The field is relatively level and fences are in reasonable stock proof condition.

GENERAL INFORMATION

SERVICES

Water – Mains.

Electricity – Mains with solar panels providing an additional supply for house consumption.

Heating – Oil fired central heating. There is an open fire in the Sitting Room.

Sewage – Private septic tank located within the grounds.

THIRD PARTY RIGHTS & SERVITUDES

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and any other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. To the best of the Seller's knowledge, all boundary maintenance liabilities are shared equally with adjoining owners.

Please note that there is a mains gas and mains water supply pipe crossing the land. Further details available from the Selling Agents.

ACCESS

Access to the cottage and field is via the adjacent public road.

FIXTURES AND FITTINGS

All curtains and carpets are included in the sale. The white goods in the kitchen and some items of furniture may be available by separate negotiation.



LOCAL AUTHORITY

Aberdeenshire Council
Tel: 0345 608 1208

VIEWING

Viewings are strictly by appointment with FBR Seed Ltd. Viewers are advised to exercise caution.

DIRECTIONS

For the most accurate directions please use What3Words

<https://w3w.co/forced.greed.cones>

POSTCODE

DD10 0DR

TENURE

Freehold

METHOD OF SALE

The property is offered for sale as a whole with Vacant Possession via Private Treaty. A closing date for offers may be set, and interested parties are encouraged to register with the Selling Agents.

ENTRY AND POSSESSION

Entry and vacant possession will be by mutual agreement.

EPC RATING

Band D

COUNCIL TAX BAND

Band D

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

OFFERS

Offers, submitted in Scottish Legal Form, should be directed to the Selling Agents, FBR Seed Ltd. A closing date may be announced, and interested parties should register their interest after viewing the property. The Seller is not bound to accept the highest or indeed any offer.



APPORTIONMENTS

Council Tax and all other outgoings will be apportioned between the Seller and Purchaser as of the date of entry.

PLANS, AREAS AND SCHEDULES

The plans are based on the Ordnance Survey and are for reference purposes only. Purchasers must satisfy themselves regarding property descriptions, as errors or mis-statements will not annul the sale or entitle compensation.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

As required under the 2017 AML Regulations, purchasers must provide identification for checks. Acceptable ID includes:

- a. Original primary (passport) and secondary (current council tax or utility bill) documents, or
- b. Copies certified and dated by the purchaser's solicitor along with confirmation that the Selling Agents may rely on these for AML purposes.

Failure to provide this documentation may result in offers not being considered.

GUIDE TO INTERESTED PARTIES

While every effort has been made to ensure the accuracy of this information, we encourage prospective purchasers to contact us with any queries, particularly if travelling significant distances for a viewing. These particulars were prepared in September 2026.

IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.





Indicative boundary only.

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