

# STEWART & WATSON

your **complete** property & legal service

**AUDS WEST**  
**BOYNDIE, BY BANFF, AB45 2JQ**



**CLOSING DATE**  
Tuesday 23<sup>rd</sup> June 2026  
at 12.00 noon

*Detached Dwellinghouse set in approx. 15 acres*

- Semi-rural location close to beautiful Moray Firth Coast
- D.G & mains gas C.H. Views over surrounding farmland
- Hallway, Lounge with Dining Area, Kitchen
- Shower Room & 3 Double Bedrooms.
- Set in approx. 15 acres with extensive outbuildings.

***Offers Over £245,000***  
***Home Report Valuation £245,000***

**[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)**

**TYPE OF PROPERTY**

We offer for sale this traditional detached dwellinghouse, which is situated in a much sought after rural location on the outskirts of the small fishing village of Whitehills and approx. 2 miles the larger coastal town of Banff. Shops, supermarkets and amenities can be found in Banff, Portsoy, Cullen and Buckie. Lovely views over the surrounding farmland can be appreciated from the front facing windows in the property and the garden grounds. Auds West occupies a large site, of approximately 15 acres, consisting of a detached family dwellinghouse, garden grounds, an extensive range of well-maintained outbuildings with wrap around U shaped paddock surround. The property has its own entrance and would be an ideal purchase for an equestrian enthusiast or for those seeking a small holding/ rural dwelling offering seclusion but not isolation. The dwellinghouse offers accommodation over two floors and benefits from double-glazing and mains gas central heating but would be enhanced by some upgrading and modernisation. Any fitted floorcoverings, curtains, window blinds and light fittings being included, leaving this home in a true move-in condition.

**ACCOMMODATION**

**Hallway**

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and bedroom 1. The staircase allows access to the first floor accommodation.



**Lounge**

**4.29 m x 3.34 m**

Double aspect room with front and side facing windows. Wooden fire surround with marble effect backing, hearth and electric fire. Recessed display alcove housing the wall mounted gas central heating boiler. Open plan to the dining area.

**Dining Area**

**3.17 m x 3.11 m**

Open plan from the lounge. Understairs alcove area. Glass panelled door to the kitchen.







**Bedroom 3** 4.24 m x 3.14 m  
Spacious, double size bedroom with front facing Velux style roof window giving views over open farmland towards Ladysbridge.



**OUTSIDE**  
Auds West is access directly from the B9121 and occupies a large site measuring approximately 15-acres including dwellinghouse, courtyard, garden grounds, various

outbuildings and a wraparound U shaped paddock which is currently in grass. The garden areas to the front and side of the property are mainly enclosed and are well stocked with an abundance of mature shrubs and colourful perennials. The courtyard area to the rear of the dwellinghouse allows access to the rear of the dwellinghouse, the outbuildings, and provides excellent off-road parking for numerous vehicles.







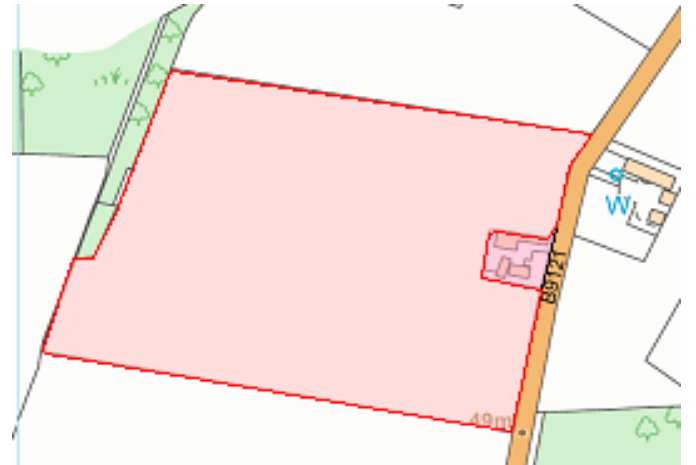
**Garage/Workshop/Store**                      **10.36 m x 5.19 m**  
 Block built outbuilding with pitched roof. Sliding wooden door allowing vehicle access from the courtyard area at the rear of the property. Side facing window.



**Steading**    **28.20 m x 4.10 m**  
 Stone built outbuilding with pitched, slate roof. Concrete feeding troughs. Sliding wooden doors allowing access from the courtyard area at the rear of the property. Skylight roof windows. Power points and lights.



**Store**  
 Attached to the steading building is an additional outbuilding providing additional storage for machinery equipment.





**SERVICES**

Mains water, electricity and gas. Drainage is to septic tank.

**ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings.

**Council Tax**

The property is currently registered as band B

**EPC Banding**

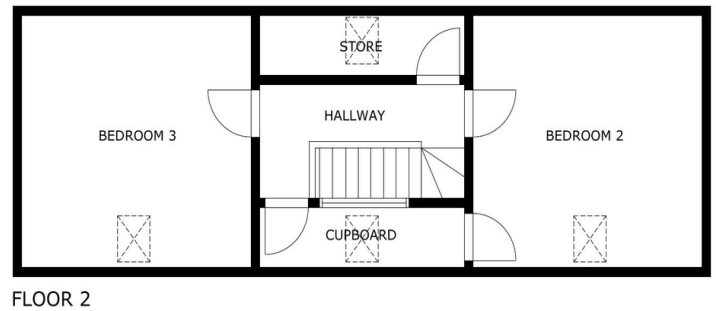
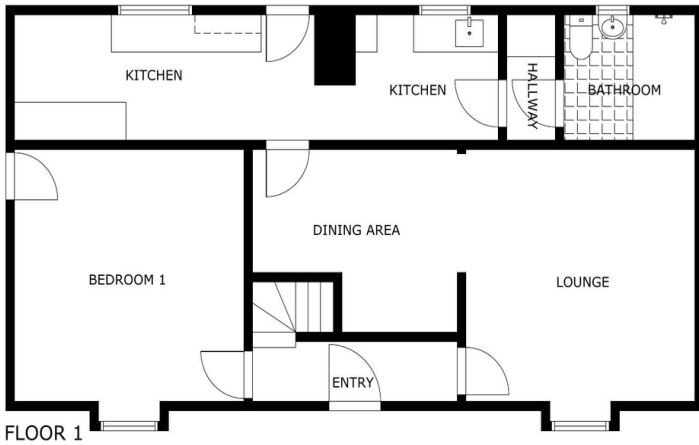
EPC=E

**Viewing**

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



*This floor plan is not to scale and is for illustrative purposes only.*

**These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.**

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|--|----------------|--|-------------------------------|
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| 59 High Street, Turriff AB53 4EL                   | (01888) 563773 | 21 Market Square, Oldmeldrum AB51 0AA  | (01651) 872314                |
| 65 High Street, Banff AB45 1AN                     | (01261) 818883 | 4 North Street, Mintlaw, AB42 5HH      | (01771) 622338                |
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| 35 Queen Street, Peterhead AB42 1TP                | (01779) 476351 | 17-19 Duke Street, Huntly, AB54 8DL    | (01466) 792331                |