



**EASTERTOWN OF MAYEN**  
ROTHIEMAY, HUNTLY, MORAY

**Galbraith**







# EASTERTOWN OF MAYEN, ROTHIMAY, HUNTLY, MORAY

A wonderful family home in a delightful rural location

Rothimay 3 miles ■ Huntly 8 miles ■ Aberdeen 48 miles

- 2 reception rooms. 4 bedrooms
- Extensive and well maintained garden
- Flexible accommodation
- 'A' frame chalet
- Bright and airy throughout
- Peaceful, rural setting

Acreeage 2.1 acres (0.86 hectares)

Guide price £300,000

**Galbraith**

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 OnTheMarket





### SITUATION

Eastertown of Mayen sits in the spectacular Deveron Valley in the rolling Banffshire countryside of Scotland's North East Coast. Nearby, the village of Rothiemay (about 3 miles) offers primary schooling, a post office, church and a public house. Huntly, the principal local town (about 12 miles) provides a wider range of services including primary and secondary schooling (The Gordon Schools), a post office, health centre, community centre with swimming pool and various sports facilities, golf clubs, supermarkets and a rail link to Aberdeen and Inverness. Royal Deeside and the scenic Spey Valley are about 1 hours drive away. Aberdeen International Airport is about 43 miles away offering regular domestic and international flights. Scotland's third largest city, Aberdeen (about 48 miles) offers a wide range of amenities including excellent shopping and a superb choice of restaurants, galleries and theatres.

### DESCRIPTION

Eastertown is a delightful, spacious, bright and airy house which sits in a quiet, yet readily accessible position to the east of Milltown of Rothiemay between Keith and Huntly, about 12 miles from the beautiful coast & Banff which has excellent shopping. Enjoying a fine outlook over the surrounding countryside and woodland, the original cottage dates from around 1800 and is constructed from stone under a slate roof and was extended in 1972. The house appears to be in good condition and has a very flexible room layout. The living/dining room is a particularly appealing room, with a wood burner and its large double glazed windows opening up the views over the garden and flooding the interior with natural light. It is heated using LPG central heating, is double glazed and has private water and drainage.



Eastertown is currently a successful holiday let, managed through [www.holidaycottages.co.uk](http://www.holidaycottages.co.uk). Occupancy levels are high for much of the year with a good number of repeat bookings and the house is a popular rental for family gatherings.

### ACCOMMODATION

Living/Dining Room. 4 bedrooms. Shower Room. Bathroom. Sitting Room. Kitchen. Utility. Boiler Room.

### GARDEN AND GROUNDS

Outside, the well maintained grounds are fully enclosed and extend to about two acres and surround the house. Primarily laid to lawn, there is also a small wooded copse and a south facing patio. In addition there is a wooden 'A' frame chalet in the grounds that is currently used as a games room, and a plot either end of the garden which we understand have full planning permission agreed in 2010. Parking for several vehicles is available on a gravelled drive to the side of the house.





### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Private	Mains	Private	Freehold	LPG	Business Rated E	ADSL	Available	F22

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

### DIRECTIONS

From Huntly, leave the A96 and head north along the B9022. Continue for about 7 miles before taking the right fork into Milntown of Rothiemay. Continue through the village and onto the B9117 after about 2 miles Eastertown can be found on the left. See site and location plans.

### POST CODE

AB54 7NL

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: icon.verdict.cassettes

### SOLICITORS

Morgan Cunningham Solicitors, Edinburgh

### LOCAL AUTHORITY

Moray

### FIXTURES AND FITTINGS

Most of the contents will be available by separate negotiation.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

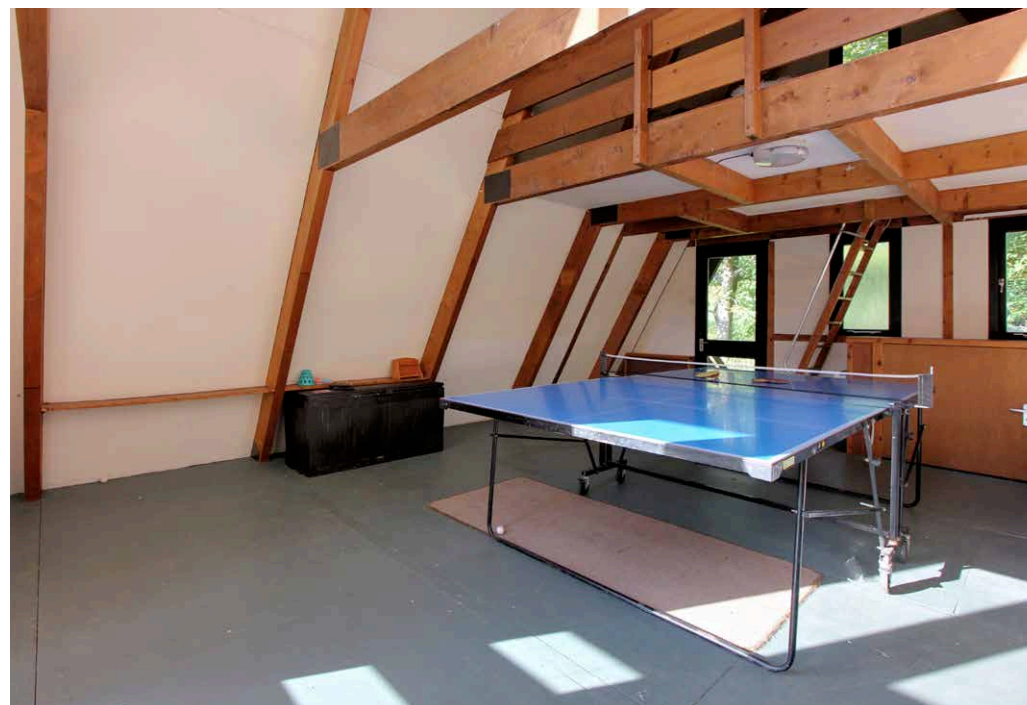






Illustration for identification purposes, actual dimensions may differ. Not to scale.

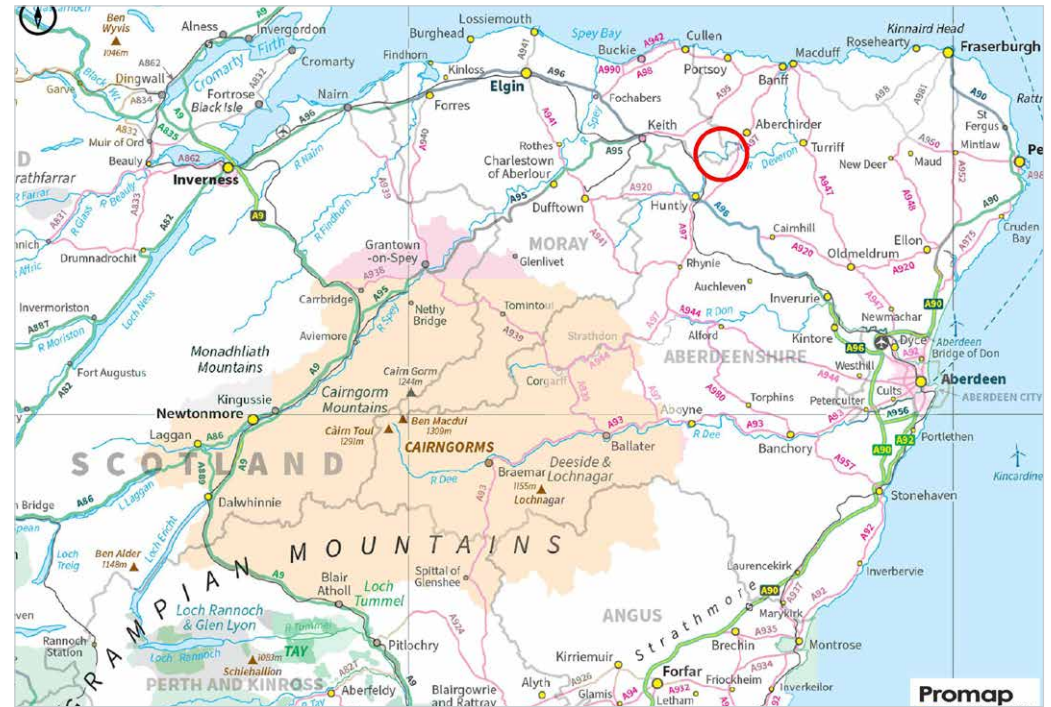
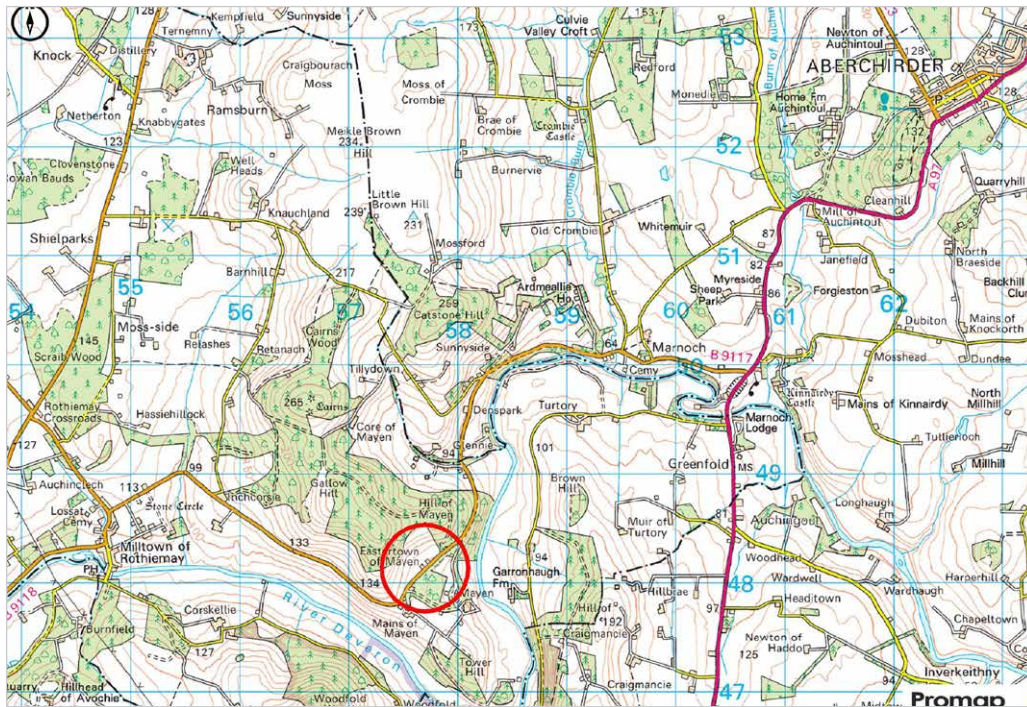
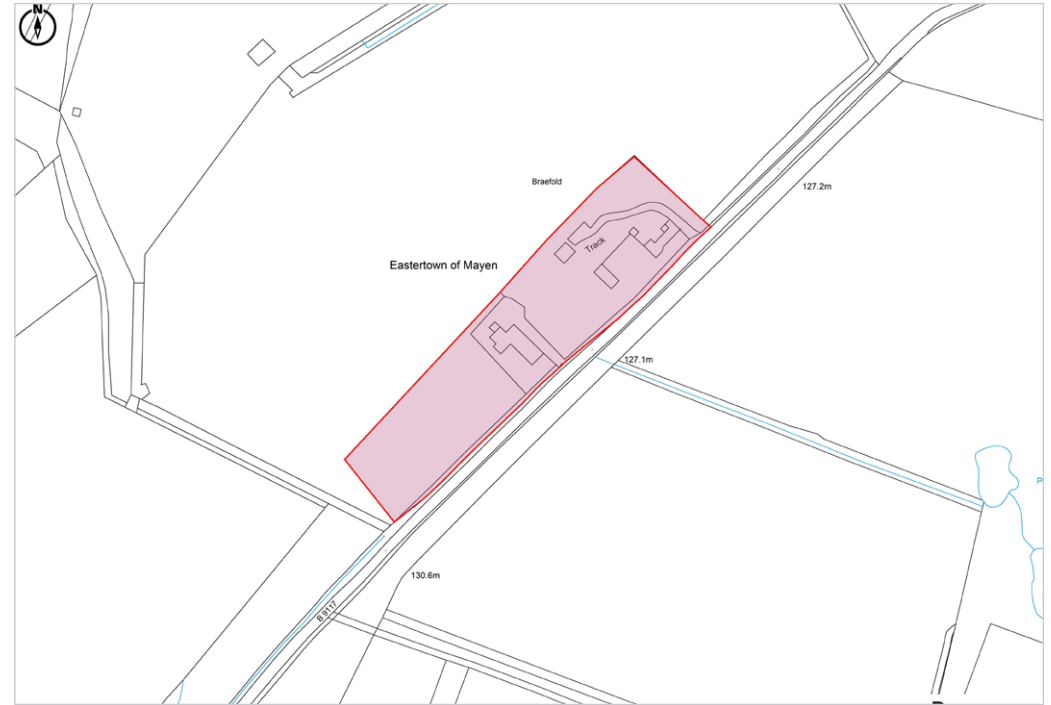






## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024







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