

**Galbraith**



# **BRAE CROFT**

SILLYEARN, GRANGE, KEITH, MORAY



# BRAE CROFT, SILLYEARN, GRANGE, KEITH, MORAY

**An attractive traditional smallholding.**

Keith about 7 miles ■ Huntly 12 miles ■ Aberdeen 52 miles

**Acreage 4 1/2 acres (approx. 1.8 hectares)**

**Guide Price £385,000**

- 2 reception rooms. 4 bedrooms
- Separate 1 Bedroom Annex
- Attractive croft with many fine features
- Excellent outbuildings
- Generous garden
- Well fenced grazing land

## Galbraith

Inverness  
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inverness@galbraithgroup.com

 OnTheMarket



## SITUATION

Brae Croft is a charming smallholding set in a stunning rural setting within a short distance of the iconic Knock Hill. To the west, Keith (about 7 miles) offers a good range of local amenities including a variety of shops, supermarkets, a cottage hospital and both primary and secondary schooling. There is also a railway station linking Inverness to the West and Aberdeen to the east. To the south lies Huntly (about 12 miles) which also has a good range of amenities and shops. Aberdeen International Airport is about 45 miles away offering regular domestic and international flights. Aberdeen (about 52 miles) offers a wide range of amenities including excellent shopping facilities and a superb choice of restaurants, galleries, clubs and theatres.

## DESCRIPTION

Brae Croft is a delightful traditional house located in a pleasant rural setting, popular with equestrian users, to the north of Keith. It comprises a charming extended three bedroom traditional cottage, with a separate Annex, a range of traditional outbuildings, a substantial portal framed shed and land which in total extends to about 4½ acres. Constructed of stone under a slate roof Brae Croft provides well-appointed accommodation over one and a half storeys. On the ground floor, the sun room opens to the dining kitchen with a good range of floor and wall units and woodburning stove set in a traditional fireplace. The bright and well-lit hall gives access to the sitting room, bedrooms, store, family bathroom and utility room. Upstairs a further bedroom and home office/snug complete the main accommodation. The superb Annex can be accessed both via the main house and independently which provides a great deal of flexibility to the property. The house has a wonderfully bright and airy feel, especially so for a traditional dwelling. The sun room is a particularly bright room and enjoys wonderful, far reaching views over the surrounding countryside with access to the patio and BBQ area. The property is double glazed and heated using oil central heating with underfloor heating in utility room and annex.

## ACCOMMODATION

### Ground Floor:

Sun Room. Kitchen. Family Bathroom. 3 Bedrooms. Utility Room. Sitting Room. Store.

### First Floor:

Bedroom. Home Office/Snug

### Annex:

Kitchen. Bathroom. Bedroom/Sitting Room

## GARDEN (AND GROUNDS)

The house sits within grounds of about 4 1/2 acres which consists of a garden area to the front and rear of the house including areas of lawn, a patio area, a substantial vegetable garden with a poly tunnel, a hen run and an orchard. There are numerous outbuildings including a metal built 40ft X 20ft general purpose shed (half of which is currently a climbing wall), a block built shed/workshop and a static caravan.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband*	Mobile*	EPC
Private	Mains	Private	Freehold	Oil	Band D	Available	Yes	E 50

\*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 Keith take the A95 north east towards Banff. After about 6.5 miles turn left onto an unnamed road. Brae Croft is located after about ½ mile on the left hand side.





**POST CODE**  
AB55 6SU

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: paddock.treaty.corrects

**SOLICITORS**

Stephen and Robb, Keith

**LOCAL AUTHORITY**

Moray

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**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.



**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 July 2024.





FIRST FLOOR

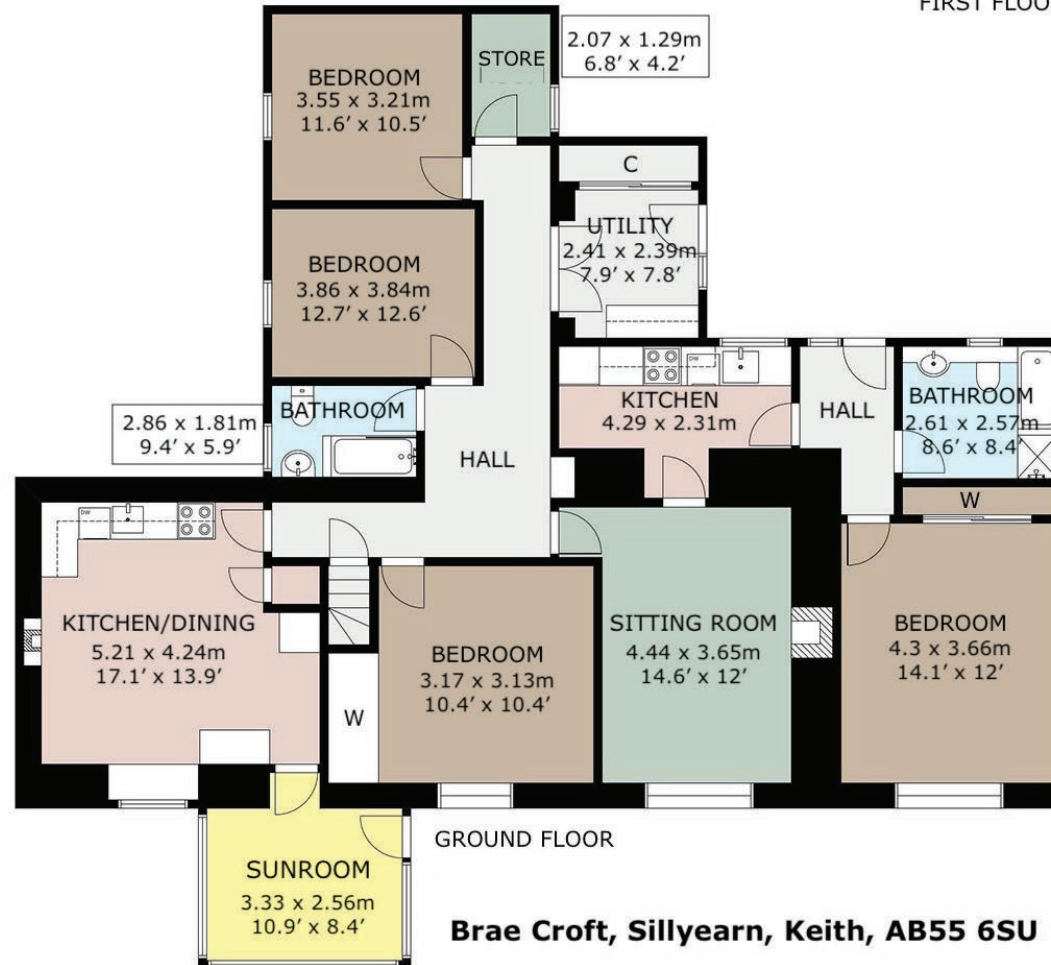
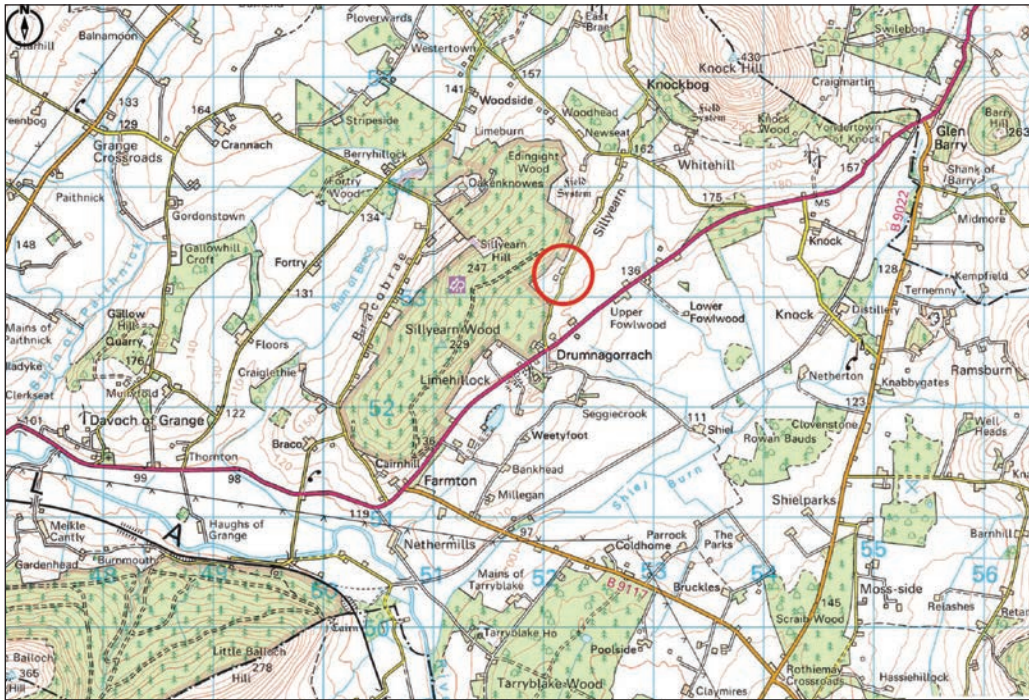
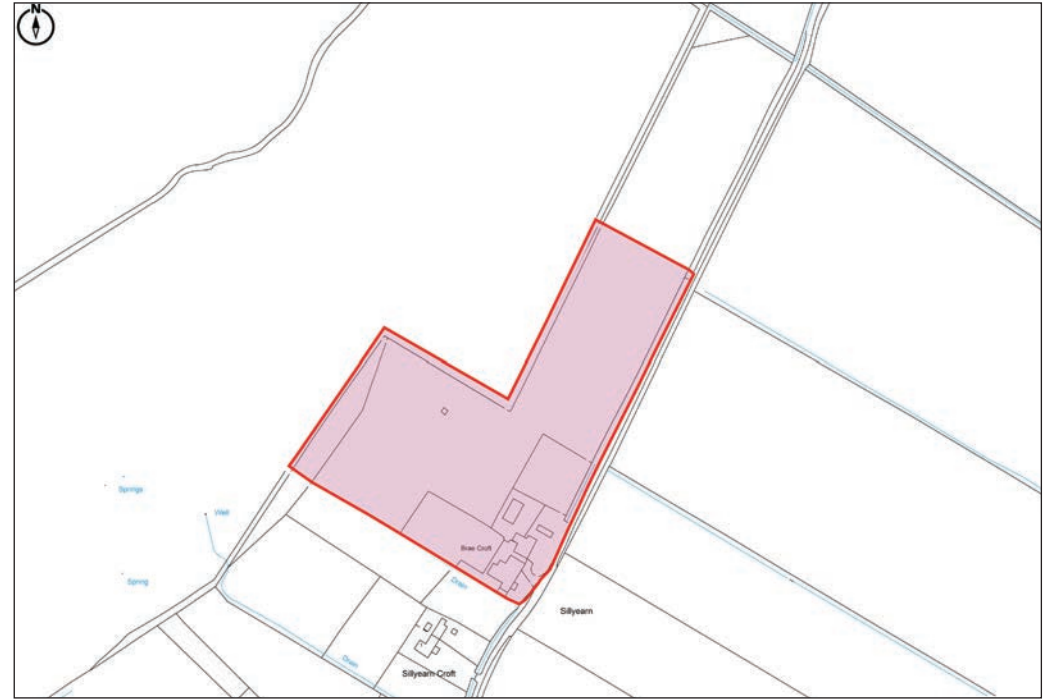


Illustration for identification purposes, actual dimensions may differ. Not to scale.









**Galbraith**



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