

Foveran Manse, Foveran, Ellon, Aberdeenshire, AB41 6AP



SUBSTANTIAL FORMER MANSE IN ATTRACTIVE RURAL LOCATION IN FOVERAN

- Large living room leading to separate dining room
- Kitchen with plenty of storage
- 5 bedrooms
- Family bathroom upstairs and WC downstairs
- Office/Study room – ideal for working from home
- Garden grounds to front, side and rear of property
- Single detached garage
- Close to Newburgh Seal Beach with stunning views

Location

The village is located 11 miles north of Aberdeen and 4 miles southeast of Ellon. Primary education is found at Foveran Primary School and secondary at the Ellon Academy Community Campus. Ellon provides a wide range of local amenities such as independent shops, supermarkets, restaurants and cafes/bars. The popular Newburgh Seal Beach is just a 3-minute drive from the property and boasts great views. Convenient road links to Aberdeen.

Grounds and outbuildings

The property benefits from a large garden laid to mainly grass, along with a woodland area, all shown outlined in red on the site plan. Good sized garage and ample parking. Shared access with Foveran Church.







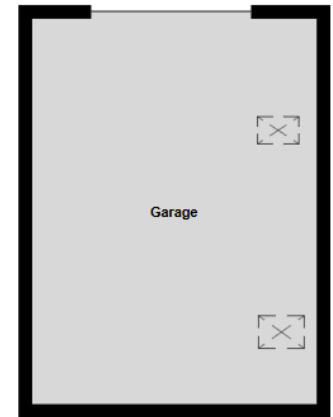
Foveran Manse



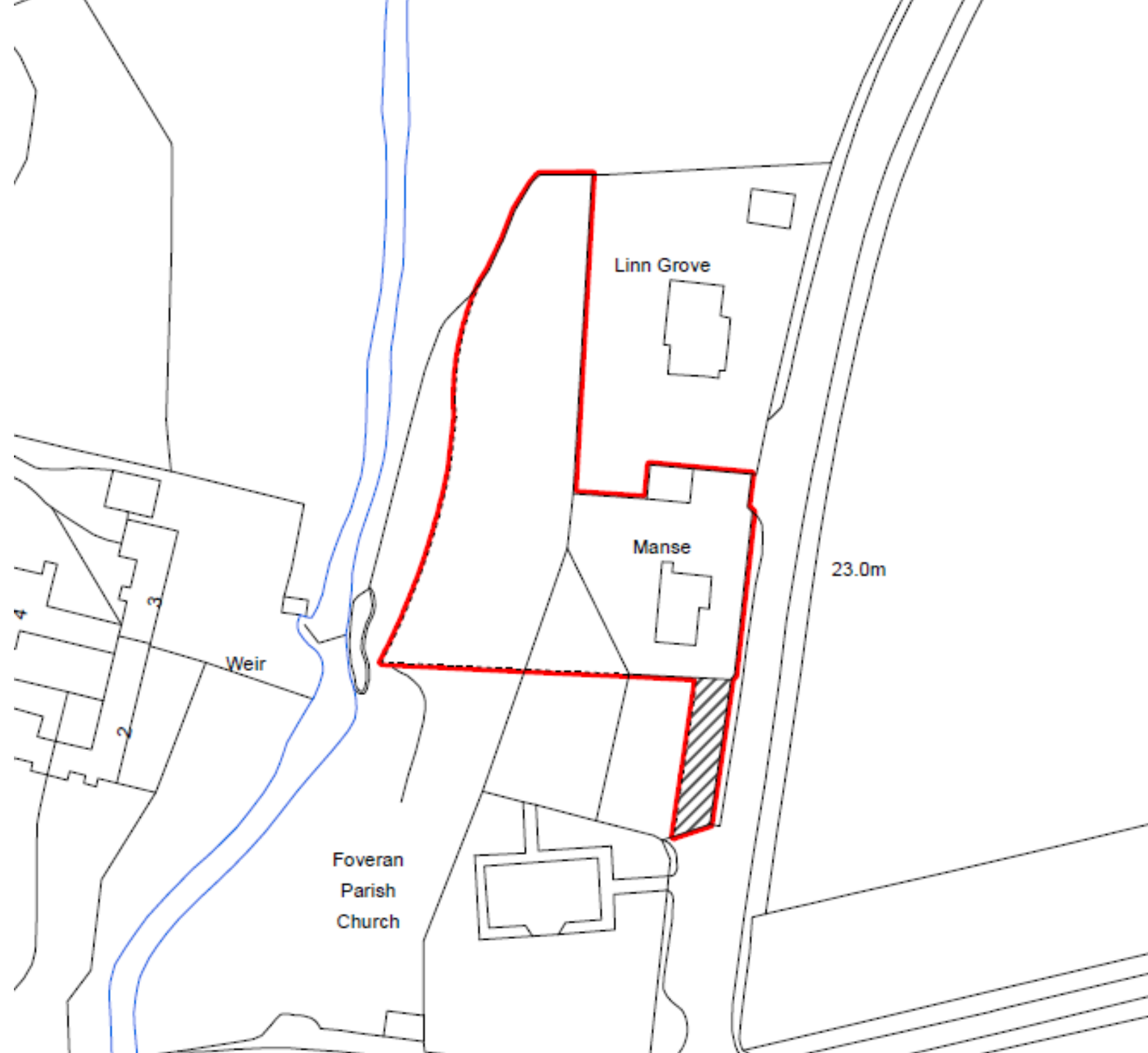
Ground Floor



First Floor



Garage



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

