FOR SALE

REDCRAIG LODGES
BRIDGE OF DEE
ABERDEEN
AB12 5XJ

- Four Self-contained one-bedroom holiday lodges
- Popular tourist location
- Ideally situated for Aberdeen
- Separate four bed owners accommodation which has been recently fully renovated
- Offers in the Region £720,000

DM HALL
CHARTERED SURVEYORS

Commercial Department
17 Corstorphine Road, Edinburgh, EH12 6DD
0131 624 6130

LOCATION:
Redcraig Lodges are situated in a picturesque rural location within easy reach of Aberdeen, just three miles to the south of the city. Redcraig lodges lie to the west side of the A92 close to the charming village of Charlestown.

The area is popular with those exploring Aberdeen, Aberdeenshire and Royal Deeside. The area is known for it's many beautiful beaches along the east coast and important historical sites nearby. Charlestown has a good array of local retailing facilities with main town leisure facilities being found in Aberdeen.

DESCRIPTION:
Redcraig Lodges comprise a detached two storey four bedroomed traditional house which has been utilised as owners' accommodation, additionally on site there is a terrace of four one bedroomed holiday lodges which have been formed by the redevelopment of a former steading building.

Internally the lodges are tastefully decorated providing a large double bedroom with shower room and open plan kitchen, lounge and dining room. All of the lodges form a similar layout with electric under floor heating providing the main heat source.

In addition to the lodges there is the owner's accommodation which has just been lovingly renovated to a high standard provides a large lounge, modern kitchen/dinner, utility room, shower room, sun room, two double bedrooms. On the first floor there are two further large bedroom and bathroom.

Additionally on site there is a barn approx. length 82ft width 36ft height 30ft attached to lodges is available by separate negotiation.

ACCOMMODATION:
The Lodges:
Ground floor: entrance vestibule, open plan lounge/dining/kitchen, shower room and bedroom.

Owners Accommodation:
Ground floor: entrance vestibule, hall, lounge, kitchen /dining room, sunroom, shower room, two bedrooms.

First floor: Two bedroom and bathroom.

External:
Large, enclosed garden with ample parking facilities.

THE BUSINESS:
Redcraig Lodges is an easily manageable development of four self-contained lodges which are capable of being income producing from day one.

ACCOUNTS:
Trading accounts are available upon request to seriously interested parties.

PRICE:
Can you change the price to offers in the region £720,000 for the property, fixtures and fittings

LEGAL COSTS:
Each party to be responsible for their own legal costs incurred during the transaction with the ingoing purchaser being responsible for stamp duty, land tax, registration dues and VAT incurred.

ENERGY PERFORMANCE:
A copy of the Energy Performance Certificate (EPC) for the properties are available upon request.

ENTRY:
Can be negotiated upon completion of legalities.

VIEWING & FURTHER INFORMATION:
Strictly by appointment and arrangements can be made by contacting the business advisory team;

Margaret Mitchell
D M Hall LLP

Tel: 0131 624 6130

e-mail: business.sales@dmhall.co.uk

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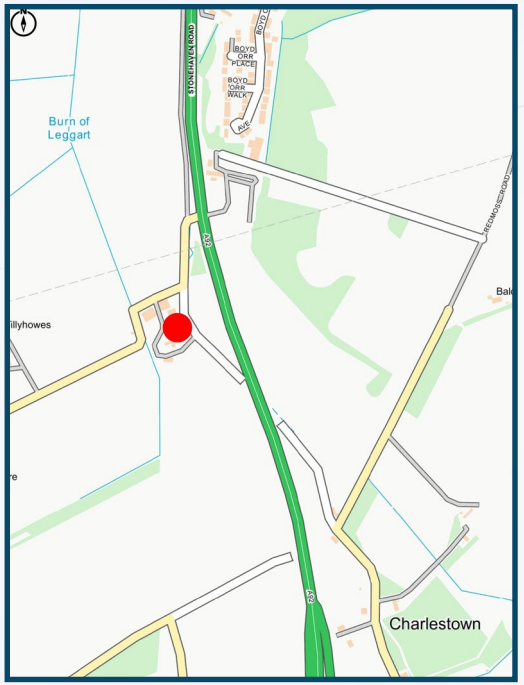

OWNERS ACCOMMODATION

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