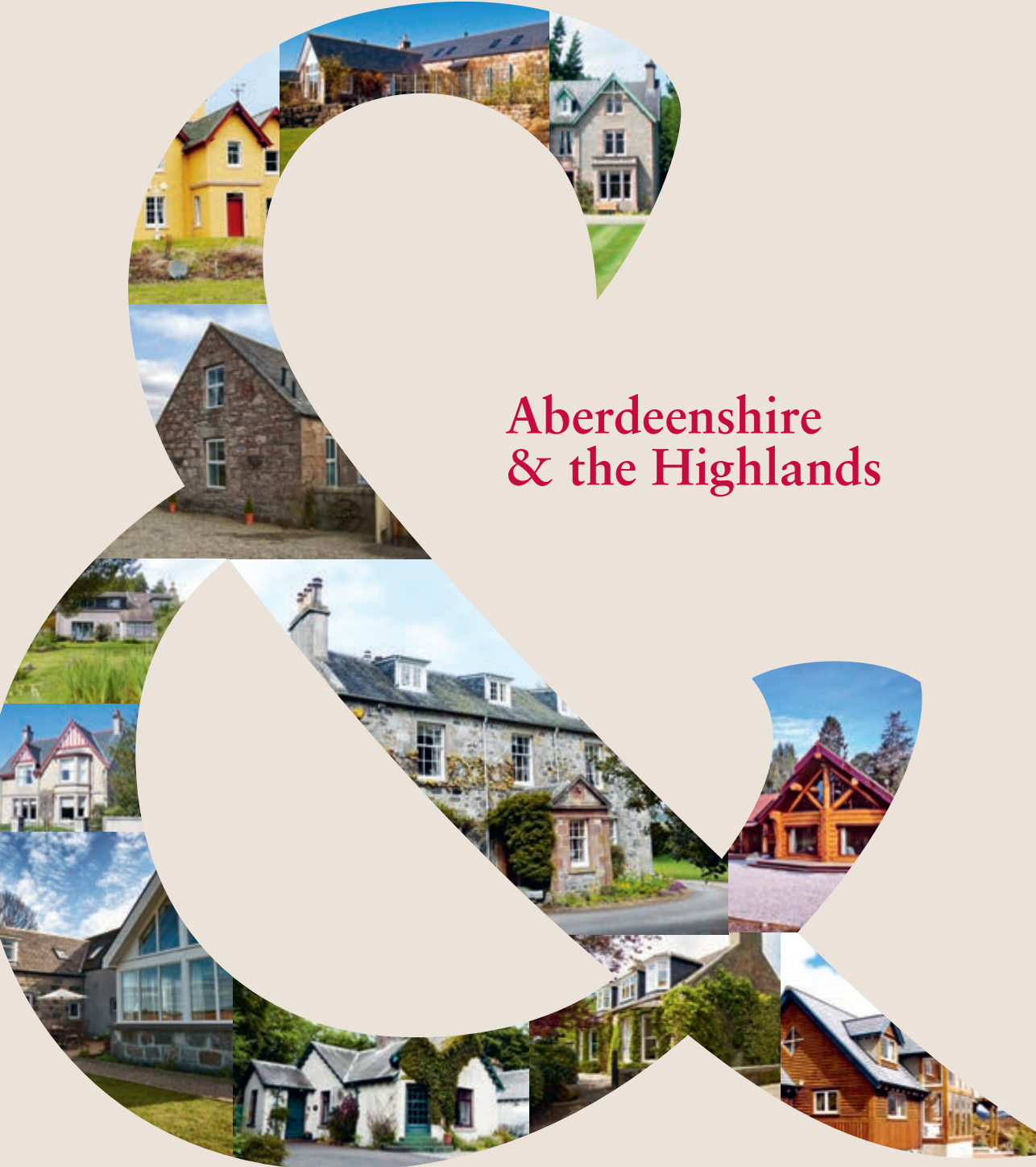


Aberdeenshire & the Highlands



Welcome to your property update for *Aberdeenshire & the Highlands*. We're delighted to share with you some of the diverse properties that your local Strutt & Parker team has to offer, as well as our expert insight into your local property market. For an innovative way to access a large and enthusiastic pool of potential buyers, or easily view a wide range of houses, contact us for details of Strutt & Parker's upcoming Open House Day, taking place on Saturday 6 October.

'There have been some very competitive bids'

With a scarcity of properties for sale close to Aberdeen, we anticipate that the ripple effect we are already seeing will continue to improve the property market within a 30-mile radius of the city. It's also likely that values will increase as a significant number of new jobs are being created in the oil and renewable energy sectors.

Our average buyer tends to already be living in the area in rented accommodation and, surprisingly, nearly 50% are cash buyers. Also, the majority of buyers have been looking for the right property for more than two years.

We have seen interest across all price bands and property types from estates and farms to country houses and cottages, but the strongest interest is in houses between £475,000 and £550,000. There have been some very competitive bids at closing dates and, on average, over the past two months we have achieved sale prices at 15.8% over the asking price.

Recent highlight sales include a large country house that went under offer within just two weeks of launch and Ardneidly, a house that received four offers by the closing date.

David Strang Steel,
Partner

Values will increase as jobs are being created in the oil and renewable energy sectors



In summer 2012, Strutt & Parker saw a **64%** increase in instruction numbers and **14.6%** increase in exchange levels, compared with 2011.

And from May 2011 to June 2012, across the regions we produced on average **2.75%** **IN EXCESS** of our clients' expectations on price

'The 12-month outlook for the UK property market is muddled. It's key for mortgage providers to support the main "engines" of the market – first-time buyers and mid-market – through greater liquidity and affordability. Our view is that, although personal debt needs to be contained and reduced, the lending costs that are currently throttling the market will start to soften.'

Stephanie McMahon,
Head of Research



Beldorney Estate, Glass Huntly AB54

An A Listed seven-bedroom courtyard castle surrounded by a fabulous mixed estate that includes a farmhouse, three cottages, salmon fishing on the Rover Deveron, low-ground shooting and mixed farmland. The castle dates from around 1550 and comprises a Z-plan tower with two 17th-century additions. This is only the third time that the property has come to the market over the past 221 years.

£3,000,000



**Westburn, Kennethmont
Huntly AB54**

A delightful four-bedroom upgraded traditional cottage set in a beautiful and unspoilt area.

£275,000

**Knapperna, Udney
Aberdeenshire AB41**

A desirable and practical six-bedroom family home in an idyllic country setting that is within easy commuting distance of Aberdeen.

£635,000

**Border Cottage, Rhynie
Aberdeenshire AB54**

A delightful recently renovated four-bedroom house in a private location with great views.

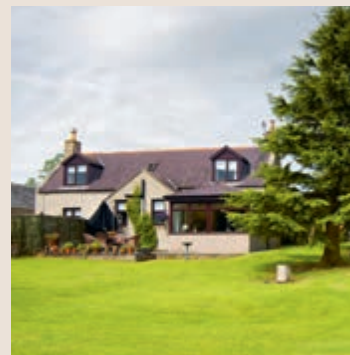
£275,000



**Octagon Cottage, Edzell
Angus DD9**

A quirky three-bedroom cottage in beautiful surroundings with a sheltered paved terrace.

£230,000



**Mains of Boddam, Inch
Aberdeenshire AB52**

A charming four-bedroom farmhouse in a beautiful rural location surrounded by farmland.

£350,000

651

potential buyers have registered in Banchory in the past six months

South Lodge, Torphins

Aberdeenshire AB31

An extended three-bedroom lodge house and award-winning office building with panoramic views.

£390,000



Dalwhing, Glen Tanar

Aboyne AB34

A delightful three-bedroom former mill on three floors with a separate annexe apartment.

£490,000



Garden Cottage, Aboyne

Aberdeenshire AB34

A charming and well-presented four-bedroom house surrounded by mature woodlands, including an arboretum.

£425,000





Queen's Highlands
Aberdeenshire AB15
 An impressive two-storey three-bedroom penthouse in a high-quality development.
£550,000

West Coldstream, Drumoak
Aberdeenshire AB31

A wonderful four-bedroom family home in a peaceful location but within an easy commute to Aberdeen and the international airport.
£460,000

Ardneidly Steading, Monymusk
Aberdeenshire AB51

A secluded three-bedroom L-shaped new house in a traditional building with a panoramic outlook.
£490,000



Hillhead of Maryfield Farmhouse, Banchory
Aberdeenshire AB31
 A superb four-bedroom country property with a paddock, set in a beautiful rural location.
£695,000

7%
 The average sale price for the first seven months of 2012 is up on the average for the same period in 2011



Tulloch Wood, Tullochwood House and Woodland Lodges, Rafford
Forres IV36

A complete lifestyle business with eight holiday lodges and a residential estate with a beautifully presented family house in a peaceful and secluded woodland and waterside setting. Tullochwood House and Lodges are located near Rafford, four miles from the town of Forres on the beautiful Moray Coast with its golden beaches and thick forests. The area is renowned for its beautiful scenery and wildlife, including dolphins, seals and birdlife, which makes it a popular destination for holidaymakers.

£925,000



Mountain Bear Lodge, Nethy Bridge

Inverness-shire PH25

A highly successful and profitable oasis of luxury with six bedrooms in a stunning Highland setting.

£900,000



Eadar Da'Sloc, Lochinver Sutherland IV27

A unique and much admired contemporary home in an iconic position with stunning views.

£345,000



You have a team of motivated, helpful and capable individuals

Mr & Mrs R, Buckinghamshire



Torrigh Garth, Geddes

Nairn IV12

A stunning five-bedroom home in an elevated position with panoramic views of the Moray coastline and beyond.

£525,000



An Aird, Plockton

Ross-shire IV52

A spacious apartment in a converted B Listed church building with lovely views over the beach.

£220,000



Corrou House Hotel, Aviemore

Inverness-shire PH22

A four-star country house within the Cairngorms National Park built in the Victorian era as a dower house by the Grants of Rothiemurchus.

£820,000

Holmwood, Seabank Road

Nairn IV12

A well-maintained and beautifully situated Victorian villa in the sought-after seaside town of Nairn.

£495,000



Old Urray and Urray Glebe, Muir of Ord

Ross-shire IV6

A charming seven-bedroom B Listed former Georgian manse.

£645,000

75%
of buyers in Inverness come from south and southeast England



Tombain, Grantown on Spey

Morayshire PH26

A charming stone-built cottage in an elevated position amid some of the finest Highland scenery.

£375,000



Catlodge Farmhouse, Laggan

Newtonmore PH20

A refurbished farmhouse with open views over the Spey Valley.

£245,000



Sciberscross Lodge, Rogart

Sutherland IV28

A traditional Highland sporting lodge built in 1876 by the third Duke of Sutherland and set in spectacular surroundings.

£475,000

Grange Cottage, Stafford Road

Dornoch IV25

A charming traditional double-fronted four-bedroom cottage.

£295,000



Hayfield, Achintore Road

Fort William PH33

A beautifully presented five-bedroom bungalow in an elevated position with superb views and landscaped gardens.

£415,000

Thank you for your efficient, professional and friendly service
Mrs G, Lanarkshire

Banchory



David Strang Steel
Partner

What's your top tip for making a property stand out? The first impression is often the entrance gate or the sign, so go for something that's distinctive. I've built a lovely drystone wall, with a sign on a flat granite slab of stone.



Julia Treharne
Associate

Which is the best house you've sold this year? I think, for me, The Glebe House in Kirkton of Durr ticked every box: it had privacy, grandeur, close proximity to both Aberdeen and Banchory, and really beautiful grounds, which also included a tennis court.

Inverness



Kevin Maley
Partner

What's the best way to spend a Sunday afternoon in your area? As a keen golfer, I recommend a round of golf at the stunning Championship Castle Stuart Golf Links, home of the Scottish Golf Open. The course has been carefully designed to replicate a traditional Links golf experience, with its uneven hillocks and large sandy bunkers. The art-deco-style clubhouse is an incredible piece of architecture with a balcony designed around the stunning views and local landmarks.

What's your top tip for making a property stand out? With many buyers coming from far afield, and often searching initially on property websites, it's important that the photography creates a good first impression and portrays as many of the features of the property as possible.



Suzanne Moss
Associate

Which is the best house you've sold this year? Bridge House in Munloch - the way it was constructed, and its colour and internal design, made it a unique property. It had been on the market for over a year with another agent, but we secured a very quick sale to the delight of the vendors.



Kerry Grant
Sales Consultant

What's the best way to spend a Sunday afternoon in your area? Going for a drive around the scenic Loch Ness with a picnic on Dores beach. If you could live anywhere in your area, where would it be? Island Bank Road overlooking the beautiful River Ness.



Gordon Nicolson
Sales Consultant

If you could live anywhere in your area, where would it be? The Crown area of Inverness boasts some fabulous period properties and is only a short distance from the Strutt & Parker office. If I could have a super power, it would be... the ability to use the power of my mind to will my football team to win the Scottish Premier League.

**STRUTT
& PARKER**



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