



CLUNY ESTATE  
LAGGAN, INVERNESS-SHIRE



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Superb Highland Estate

## APPROXIMATE MILEAGES:

Edinburgh 105 miles • Kingussie Station 8 miles • Inverness 56 miles

## ACCOMMODATION IN BRIEF:

A magnificent and recently refurbished grade A Listed, 19th century castle with 3 main reception rooms, 7 bedrooms and 5 bathrooms.

Spectacular scenery in an area of outstanding natural beauty.

Renowned deer forest and grouse moor with 5 year average records of 67 stags, 200 brace of grouse and 20 ptarmigan. Excellent low ground pheasant shooting and duck flighting. Exciting wild goat shooting.

Salmon fishing rights on the River Spey and the River Calder.

In hand farming enterprise carrying 1,110 ewes and 90 suckler cows on over 8,084 acres of registered farmland plus a further 1,317 acres of crofted hill ground.

10 further estate houses and cottages.

About 960 acres of native and commercial woodlands.

About 10,143 acres (4,105 ha)



SMITHSGORE

### Smiths Gore

22 Young Street  
Edinburgh  
EH2 4JB

t 0131 344 0880

edinburgh@smithsgore.co.uk

18 Old Bond Street  
London  
W1S 4PT

t 020 7409 9490

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### Savills

8 Wemyss Place  
Edinburgh  
EH3 6DH

t 0131 247 3700

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33 Margaret Street  
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W1G 0JD

t 020 7409 5916

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## THE ESTATE

Cluny is an important and historic estate lying at the heart of a thriving Highland community centred on the village of Kingussie. It is situated at the southern end of the district of Badenoch between the Cairngorm and Monadhliath mountains and encompassing a rich variety of landscapes lying between about 800 feet above sea level at the River Spey to about 3,024 feet at the summit of Cairn Dearg. Fertile farmland along the riverbank, mature policies and native woodland, spectacular crags, heather clad moorland and rugged corries provide the estate with a diverse range of activities and interests. The importance of Cluny from an ecological viewpoint is evidenced by the designation of three separate areas of Sites of Special Scientific Interest (SSSI) as well as lying within an Environmentally Sensitive Area. The potential for a variety of conservation projects is therefore considerable. Red deer stalking, grouse shooting and pheasant shooting, farming, holiday cottage letting and forestry are the principal income producing enterprises.

Until 1943, when it was sold Cluny was the seat of "Cluny" MacPherson, the Chief of the great Clan Chattan.

Cluny Castle replaced an earlier house which was burnt in 1764 following the Battle of Culloden. It is an imposing early 19th century mansion house with particularly well proportioned and elegant reception rooms, 7 principal bedrooms and 5 bathrooms. In 2001 and 2002 the house was remodelled and refurbished and is now an extremely comfortable family home.

## SITUATION

One of the great strengths of Cluny is its accessibility. The A9 trunk road between Perth and Inverness is only 3 miles to the east and international airports at Inverness and Edinburgh can be reached in about 1 ¼ and 2 hours respectively. There are regular day time and overnight sleeper services to London from Kingussie rail station (8 miles).

Laggan is the closest village with a doctor's surgery and a primary school while the larger communities of Newtonmore and Kingussie

provide a wider range of shopping and services. The cities of Perth (66 miles) and Inverness are both prosperous regional centres with many national chain stores, supermarkets, recreational and leisure facilities.

In addition to the sport provided by the estate the surrounding area is renowned for its year round amenities. There is ski-ing at Scotland's premier resort of Aviemore (21 miles), water sports on Loch Insh, golf courses at Newtonmore and Kingussie, hill walking along national path networks and fishing for salmon and trout on the many rivers and lochs nearby.



## HISTORICAL NOTE

There are a number of Cluny Estates in Scotland but the first mention of this Cluny comes in the Register of The Great Seal of Scotland, where it is recorded that in 1482 King James III gave "Clwyne", among other lands, to Alexander Gordon, son and heir of George, "Count of Huntly and Lord of Gordoune and Badyenach".

The exact date when Macphersons first lived here is not recorded, but in 1591 "Andrew Makfersone in Cluny (that is, a tenant living at Cluny), along with the rest of Clan Farsen, gave his bond to the Earl of Huntly. In 1609 he obtained a heritable right of Cluny, becoming "Andrew Macpherson of Cluny".

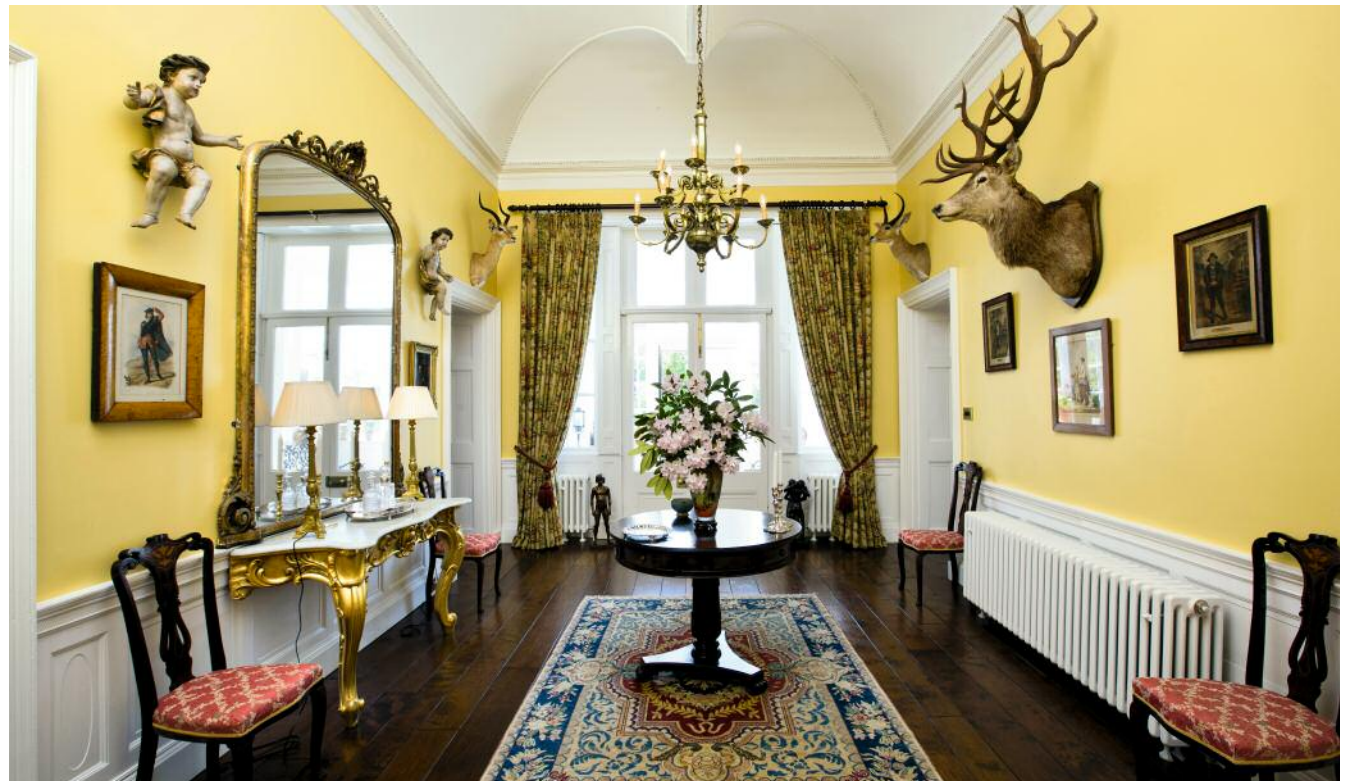
Andrew's son, Ewan, died before his father, and neither of his sons had sons, so in 1722 the house and lands passed to Lachlan Macpherson of Nuid. Lachlan married Jean, daughter of Ewan Cameron of Lochiel, and had ten sons and four daughters. The eldest son, "Ewan of The '45", who was born in 1706, married Janet Fraser, daughter of Lord Lovat in 1742. Shortly before his marriage Ewan started to build his bride a new house, which was finished a year later. It was a most pretty, regular, well contrived house as any benorth the river 'o Tay: double, built in the new way only about two years before, pavilion-roof'd with two pretty pavilions joined to it by colonnades, and consisted of eighteen fine rooms".

In 1746 Ewan led the Clan in support of "Bonnie Prince Charlie", and after the defeat at Culloden in 1746, the house and all the houses that belonged to it at a good distance from it, were burned and the estate sequestered.

In 1784 the estate was returned to the family, but with such an enormous heritable debt that Duncan, Ewan's son, was unable to start rebuilding the house until 1802, when he "commenced a pretty large house upon the hill front of the old burnt one. It took until 1805 before it was finished. Despite considerable debt, he seems to have employed Aberdeen joiners (then considered the very best), and the decorative woodwork in the house is very fine, and as crisp as if it had been done yesterday. He also installed the beginnings of modern plumbing, with

a lead-lined basin on the top floor and a lead-lined sink in the basement.

Between 1888 and 1899 Cluny was let to Andrew Carnegie, the famous Scottish industrialist, who persuaded the owner to build a billiard room and known today as the Carnegie wing. In reality the death of 'Old Cluny' in 1885 marked the start of a downturn in family fortunes culminating in the Estate passing to the Judicial Factor in 1933. Over the next decade it was let to shooting and stalking tenants until it was bought by the Lindsay family and then by the current owners in 2001.





## CLUNY CASTLE

The present house was built in 1805 of grey granite under slate roofs and occupies an elevated position in attractive mature grounds with a lovely south facing aspect.

Since its purchase in 2001 the castle has been beautifully refurbished with some careful reconfiguration and complete redecoration. The east wing which once housed the billiards room and larders has been knocked into one to create a wonderful open plan kitchen, dining room and family sitting room. The house has been re-wired and re-plumbed with new boiler, pipe work and radiators producing enough hot water to run all the baths at once. Frost stats have been added to control the heating of gutters to prevent snow build up and there is under floor heating in the bathrooms.

Originally the house was entered through a glazed porch at the front of the house and into a welcoming, high ceilinged hall. Now a new sweeping stone stair from the rear courtyard provides access via the staircase hall which is much more practical for day to day living.

The castle has particularly fine reception rooms with wonderful bow ended drawing room and dining room as well as study and morning room. Each main room has detailed cornice and plaster work, open fire places and solid oak and mahogany veneered doors.

A fine carved staircase leading to the spacious first floor landing has an intricate wrought iron banister and polished hardwood handrail. There are seven main bedrooms, three of which have

en-suite bath or shower rooms. The remaining four bedrooms have a bathroom and a shower room to share. All the bathrooms have been upgraded and some reconfigured and all rooms have been redecorated throughout.

The attic floor did at one time include seven additional bedrooms but during the latest refurbishment all rooms were stripped back to allow access for full timber treatment and increased insulation.

The basement level once accommodated the main kitchens and service quarters with a food lift to the dining room and a range of store rooms and larders. The strong room and wine cellars remain as does the boiler room housing new boilers whilst the old kitchen, larders and staff rooms are cleared out, dry and suitable for a range of uses. There is a gun room and shooting lunch room with a separate entrance beneath the courtyard steps.







## COURTYARD

On the north side of the castle there is a most attractive partly cobbled courtyard with a central stone mounted bell.

On the west side of the courtyard a range of garages and stores have been converted to provide a fantastic shooting lunch and trophy room with associated shower room and an extra bedroom. The lunch room has a beamed ceiling, original stone walls and a large wood burning stove. The garage has been retained. On the opposite side of the courtyard is a staff cottage, known as The Bungalow. It has a sitting room, kitchen/dining room, two bedrooms and a bathroom and is currently occupied by the retired housekeeper on a Short Assured Tenancy arrangement.

The estate game larder lies a short distance behind Cluny Castle just off the drive leading to Upper Cluny. It too has been upgraded with a butchery and a cold room.

## THE GARDENS AND GROUNDS

The gardens are simply laid out and lie to the South east and west of the castle and are based on extensive lawns bordered by azaleas and rhododendrons and dominated by magnificent specimen trees.





## THE SPORT

### STALKING

Red deer stalking is one of the principal attractions of the estate. The ground is interesting and varied and provides stalking of a very high quality. Cluny is a hind forest with the most recent Red Deer Commission count carried out in Jan/Feb 2013 showing a population of 1317 head. The current five year average cull is 65 stags and 80 hinds and the current 10 year average cull is 64 stags and 72 hinds. The average weight of the stags is between 12 and 13 stones but much larger beasts have been taken in recent times.

There is also good stalking for roe deer on the estate particularly in the woodland on the lower ground with five good bucks shot each year. Wild goats inhabit the crags on Creag Dubh and provide interesting quarry.

### GROUSE AND PTARMIGAN

In the past the Cluny moor has provided three separate driven days of grouse but in recent years grouse have been walked-up or shot over pointers. During the past few years a more intensive management policy has been undertaken and the rising bags are evidence of the clear potential to reinstate driven days. The old butts are still there and could easily be reinstated and the moor is ideal for a combination of driving, walking up and shooting over dogs.

Like many Scottish estates grouse numbers at Cluny have suffered but new management practices are bringing the numbers back up. The grouse shooting has not been let in recent times so as to have a better control on the bags but even on family days bags in the last two years have risen to 200 brace over the season.

The ptarmigan shooting is a most unusual and exciting addition. Ptarmigan are only usually found on high tops above 2,000 feet and they provide magnificent sport for the fit and energetic.

### LOW GROUND SHOOTING

The topography and the woodlands on the low ground at Cluny are ideal for pheasant shooting. In addition, the marshes, lochans and flight ponds along the riverbank provide excellent duck flighting and woodcock shooting. At present about 2500 pheasants are released annually with a return of about 50% over 5 family days.

### FISHING

The Spey is one of Scotland's premier salmon rivers. The Cluny beat is not regarded as prime water but the occasional salmon are being caught from the sandy beaches along the Spey and from the rugged banks of the Calder.

The fishing on the Spey is managed by the Badenoch Angling Association who issue day permits and pay the Fishery Board Assessment in lieu of rent.

The lochans at the eastern end of the estate have stocks of trout, pike and there are wild brown trout in Loch Dubh, a remote hill loch below Carn Dearg.

### THE FARMING

The farming at Cluny is in hand and is based at Cluny Mains. Cluny Mains is an excellent livestock rearing unit with a good range of modern and traditional farm buildings, productive land along the river plain which compliments high quality permanent pastures and hill grazings to the north of Cluny Castle.

The farm buildings include traditional stone built cart and cattle sheds along with a modern steel portal frame cattle court and open fronted lean-to. There is also a separate Dutch barn and a

large yard with ample space for vehicle movement, storage of equipment and dead-stock and for storing bagged silage.

There is a secondary range of buildings at Auchmore comprising two traditional stone former byres and a walled yard. These buildings are currently let to a local joiner on a commercial lease arrangement.

About 8,048 acres (3,240 ha) are registered for IACS purposes, although none of the land qualified for arable aid. Silage and hay are grown on the low ground sufficient to support the current enterprise. The land adjoining the River Spey is level and ploughable permitting improvement of the present grassland or the growing of fodder crops. It is all well fenced. All the land is designated as being in a Less Favoured Area (Highland & Islands) and qualifies for hill livestock subsidies which in 2012 amounted to £24,126.47. The farm currently carries a cross bred herd of 20 Highland/Galloway cows and a blackface sheep flock of 1,105 hefted ewes.

Single Farm Payment Entitlements amounted to £29,179.31 in 2012 and are included in the sale. The estate has entered into a range of land management contracts including a Land Managers Option (LMO) to improve rush pastures over the next five years generating £3675 in each year. Under the Scottish Rural Development Programme (SRDP) the estate has also agreed to an annual recurrent programme to manage, amongst others, habitat mosaics, water margins and flood plains, species rich grassland, bracken, moorland grazing and wetlands as well as biodiversity cropping with wild bird seed mixes and extending hedges. The current programme runs until 2015 and generates grant support of £25,753.21 per annum.

The land currently utilised by the farming enterprise is analysed as follows:

Ploughable pasture	178 acres (72.04 ha)
Permanent pasture	76 acres (30.76 ha)
Rough grazings	431 acres (174.42 ha)
Hill grazings	7,362 acres (2,979.36 ha)

## THE WOODLANDS

The woodlands at Cluny are a particularly attractive feature of the Estate. The majority of the trees are native hardwoods with about 210 acres of commercial conifer plantations. The predominant native species is birch with superb mature Scots Pines and European Larch and large areas have been brought under management through a programme started in 1995 in order to protect them and encourage natural regeneration. This project was developed with support from a variety of sources including the Woodland Grant Scheme, the Farm Woodland Premium Scheme and the Livestock Exclusion Annual Payment Scheme and Challenge Funding all of which have now run their course. The commercial plantations of Sitka Spruce, Scots Pine and European Larch were mainly established during the nineteen sixties and seventies with some blocks nearing maturity and ready for felling and re-planting.

Plans have been approved to expand the native woodlands at Cluny with two new plantations extending to about 47.81 acres (19.35 ha) planned at Bruach Dubh and Tom a Ghobhainn. Grant assistance is being provided up to about £16,000 and further details can be made available through the Selling Agents.



Comp. No.	Comp. Name	Area (ha)	Species	Age
1	Creag Dubh	52.3	Mixed Native	Regen
2	Slaney's	31.4	SP/Mixed Native	P1820/Regen
3	Coille Binnein	11.3	Mixed Native	Regen
4	Plaid Beith	69.6	Birch	Regen
6	Sidhean Na Glaic	26.0	Mixed Native	Regen
8	Collie Cluanaidh	66.4	SP/SS	P70
9	North Policy	11.9	SP/SS/MB	P00/p70/p90
10	East Policy	13.0	SP/EL/MB	P90/Mature
11	Roadside	4.2	SS	P75
12	Hillgate East	3.0	SS	P70
13	Hillgate West	0.75	SS	P60
<b>TOTAL</b>		<b>289.85</b>	<b>(716 ac)</b>	



### NATURAL HISTORY

The variety of terrain and landscape on Cluny provides an important habitat for a wide range of animal, bird and plant life. All the land below the hill bothy lies within an Environmentally Sensitive Area (ESA) and three separate areas of the Estate are designated as being Sites of Special Scientific Interest (SSSI). In addition a conservation plan was completed in 2005 to conserve the native woodlands, herb rich grassland, moorland, wetlands and water margins. Further details are available from the Selling Agents.

### LAND SUBJECT TO CROFTING TENURE

An area of about 1,317 acres on the South West boundary of the estate (shown outlined in green on the plan) is subject to crofting tenure. The grazing is shared between four crofts which in total are allowed to stock with up to 400 ewes.

### HYDRO POTENTIAL

The estate has investigated a hydro project from the Allt Madagain and Allt Lochain Dubh burns with the assistance of Wemyss Renewables Ltd. It is anticipated that this Hydro would have the potential to generate a rated output of 500kW with a gross annual revenue in year 1 of over £350,000.

### ESTATE HOUSES AND COTTAGES

There are eleven estate houses and cottages on Cluny providing both accommodation for estate employees, commercial rental opportunity or holiday lets.

### THE BUNGALOW

Forming the east side of the courtyard the bungalow is a stone built, single storey cottage with sitting room, kitchen/dining room, 2 bedrooms and bathroom. It has oil fired central heating and is occupied by the retired housekeeper on a Short Assured Tenancy.







### UPPER CLUNY

Situated just beyond the castle, Upper Cluny forms part of a range of traditional stone built, estate buildings and stores. It has accommodation on two floors including a sitting room, kitchen, 3 bedrooms and bathroom. It has central heating from a Rayburn and is occupied by the estate's under keeper.



### WEST LODGE

Beside the Hill Gate, West Lodge protects the west drive entrance. It is a 2 storey cottage with accommodation including a sitting room, dining room, kitchen, 2 bedrooms and bathroom. It is heated by a Rayburn and occupied by the estate's Game Keeper, Mr Ian Sharp on a Service Occupancy.



### JOCK'S SPOT

A lovely old cottage, Jock's Spot is situated above the road looking down over the river plain. It has accommodation on ground and attic floors which include a sitting room, bedroom, bunkroom and bathroom. It is currently occupied on a Short Assured Tenancy.



### EAST LODGE

A delightful lodge cottage situated at the entrance to the east drive. It has accommodation on a single floor which has been recently refurbished including a sitting room, kitchen, 1 bedroom and bathroom. It has no central heating and is currently occupied on a Short Assured Tenancy.



### BALNAHARD COTTAGE

Balnahard is a pretty stone cottage on the raised parkland behind the castle. It was extended and modernised in 2006 and is a very popular holiday letting cottage. It has accommodation on 2 floors which includes a sitting room, kitchen/dining room, 3 bedrooms and 2 bathrooms each with underfloor heating.



### MILL HOUSE

The Mill House lies beside the Cluny Burn adjacent to the southern park and close to the road. It is built of stone and slate and has accommodation on 2 floors which includes a sitting room, dining room, kitchen, 3 bedrooms and a bathroom. It is heated by a Rayburn and would benefit from upgrading throughout. It is occupied on a Short Assured Tenancy arrangement.



## CLUNY MAINS COTTAGES

There are three good farm cottages in the main farm square at Cluny Mains. Each is built of stone with a slate roof and has a small garden.

Cottage No.1 – Semi-detached, 2 storeys with sitting room, kitchen, 4 bedrooms and bathroom. Occupied by Steven Miller (farmer) on a Service Occupancy.

Cottage No.2 – Semi-detached, single storey with sitting room, kitchen, 3 bedrooms and bathroom. Occupied by Leslie Matthew (shepherd) on a Service Occupancy.

Cottage No.3 – Detached, single storey with sitting room, kitchen, 3 bedrooms and bathroom. Occupied on a Short Assured Tenancy.

## THE BOTHY

A wonderful old stone bothy lies about 2/3rds of the way along the hill road. It is built of stone with a timber extension and a corrugated steel clad roof and is ideal as a lunch hut for hungry stalkers or as shelter for hill walkers.



## SCHEDULE OF ESTATE PROPERTIES

Name	Occupancy	Services	Council Tax Band	Rent £/month
Cluny Castle	Vacant	Mains electricity, private water and drainage	H	-
The Bungalow	SAT	Mains electricity, private water and drainage	D	350.00
Upper Cluny	SAT	Mains electricity, private water and drainage	B	250.00
East Lodge	SAT	Mains electricity, private water and drainage	B	300.00
West Lodge	Service	Mains electricity, private water and drainage	C	-
Balnahard Cottage	Vacant	Private water and drainage. Mains electricity.	-	-
Jock's Spot	SAT	Mains electricity, private water and drainage	B	100.00
Mill House	SAT	Mains electricity, private water and drainage	C	350.00
Cluny Mains No.1	Service	Mains electricity, private water and drainage	B	-
Cluny Mains No.2	Service	Mains electricity, private water and drainage	C	-
Cluny Mains No.3	SAT	Mains electricity, private water and drainage	B	400.00
The Bothy	Vacant		N/A	-



## FURTHER INFORMATION

### VIEWING

Strictly by appointment with either of the Joint Selling Agents:

Smiths Gore, 22 Young Street, Edinburgh EH2 4JB.  
Tel: 0131 334 0880

Savills, 8 Wemyss Place, Edinburgh EH3 6DH.  
Tel: 0131 247 3700

### DIRECTIONS

From the south leave the A9 at Dalwhinnie and follow the A889 past the distillery. Continue for about 9 miles on the A889 until it meets the A86 Kingussie to Fort William road. Turn right and follow the A86 over the River Spey and through the village of Laggan. The West Lodge and driveway to Cluny Castle are situated on the left hand side after about 2 miles.

From the north leave the A9 at Newtonmore. From Newtonmore follow the A86 in a south westerly direction towards Fort William. The East Lodge and driveway to Cluny Castle are situated on the right hand side about 6 miles west of Newtonmore.

### TRAVEL

By air from Glasgow, Edinburgh and Inverness Airports with transfer by helicopter or car.

By rail from London and Inverness terminating at Kingussie.

By car satellite navigation the post code is PH20 1BS.

### LOCAL AUTHORITY

The Highland Council, Strathspey and Badenoch District, Ruthven Road, Kingussie, PH21 1EJ.  
Tel: 01540 664 502

## EXCLUSIONS AND RIGHTS OF PRE-EMPTION

- a) An area of ground extending to about 30 acres between Balgowan and the western boundary of the estate which includes Pitagown House and the Cabin (a cottage). The purchasers will be granted a right of pre-emption over this area.
- b) An area of ground extending to about 45 acres situated to the east of Auchmore at Uvie.
- c) The private burial ground, which is situated close to the public road below the Mill House and access over the narrow strip between the gates to the road.
- d) Cluny's Cave on Creag Dubh.

## RIGHTS OF WAY AND ACCESS

A right of access is reserved in favour of the owner of Pitagown House and grounds over part of the west drive.

There is a public right of way leading from the public road to the east of the castle policies and on through the estate to Glen Banchor.

The MacPherson Trust own Cluny's Cave beside Creag Dubh to which they have a right of access.

A right is reserved for access to the burial ground beside the public road.

Sir Tom Macpherson, the owner of the neighbouring property, has the right to enjoy a boat on Loch Uvie. He has no right to fish the loch.

There are a number of properties whose water supply rises on the estate. The owners of these properties have a servitude right to maintain their supply.

## EMPLOYEES

There are three full time employees on the estate whose employment will fall to be transferred to a purchaser under 1981 TUPE transfer of undertakings regulations. They are:

Ian Sharp (Gamekeeper/Stalker)

Steven Miller (Tractorman, General Farm Worker)

Leslie Matthew (Shepherd)

Further information is available from the Selling Agents.

## LISTED BUILDINGS

The following buildings on the estate are listed as being of architectural and historical interest.

Cluny Castle	Grade A
Upper Cluny, the stable and sawmill	Grade B
East Lodge, gate and piers	Grade B
West Lodge, gate, piers, flanking quadrants and end pavilion	Grade B

## SERVICES

All properties have private water supplies, private drainage systems and mains electricity. No warranties in respect of the quality and quantity of the water supplies will be given.

## TIMBER & MINERALS

All standing and fallen timber is included in the sale. All minerals are included in the sale in so far as they are owned.

## ENTRY

The date of entry will be by arrangement between the buyer and seller with vacant possession, subject to the leases referred to in the schedule.



### CLOSING DATE

A closing date may be fixed and we would advise prospective purchasers to register their interest with the selling agents.

### CONDITIONS OF SALE

#### FIXTURES AND FITTINGS

The light fittings, fitted carpets and curtains in the castle are to be included in the sale. The purchaser will also be given the opportunity to purchase some items of furniture which will be subject to separate negotiation.

#### INGOING VALUATION

In addition to the purchase price, the following items are to be taken over at valuation by the purchaser.

1. The stalking and gamekeeping equipment.
2. The sheep flock including all ewes, gimmers, ewe hogs and tups at acclimatisation value.
3. The suckler cow herd.
4. All growing crops, including any grass sown in 2013 on a seeds, labour, lime, fertiliser, sprays and machinery basis.
5. All farm machinery.
8. All hay, straw, silage and other fodder in store.
9. All dung, oils, fuels, seeds, fertilisers, sprays, chemicals and veterinary supplies at cost.
10. All holiday cottage furniture and equipment.

The value will be determined either by one valuer acting between the parties or by two valuers, one acting for each party. In the event of failure to

agree the valuation an arbiter will be appointed by the valuer/s, or failing agreement as to the appointment, by the President of the Scottish Branch of the Royal Institution of Chartered Surveyors.

### TITLE

The subjects are sold under the conditions in the Title Deeds and whose servitudes, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no other warranty is given.

### DEPOSIT

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance payable at the date of entry. This deposit will be non-returnable in the event that the purchaser fails to complete the sale for any reason not attributable to the Sellers or their agents.

### OVERSEAS PURCHASERS

Where overseas purchasers are offering they should note that their offer must be accompanied by guarantee from a UK bank.

### SERVITUDES AND RIGHTS OF WAY

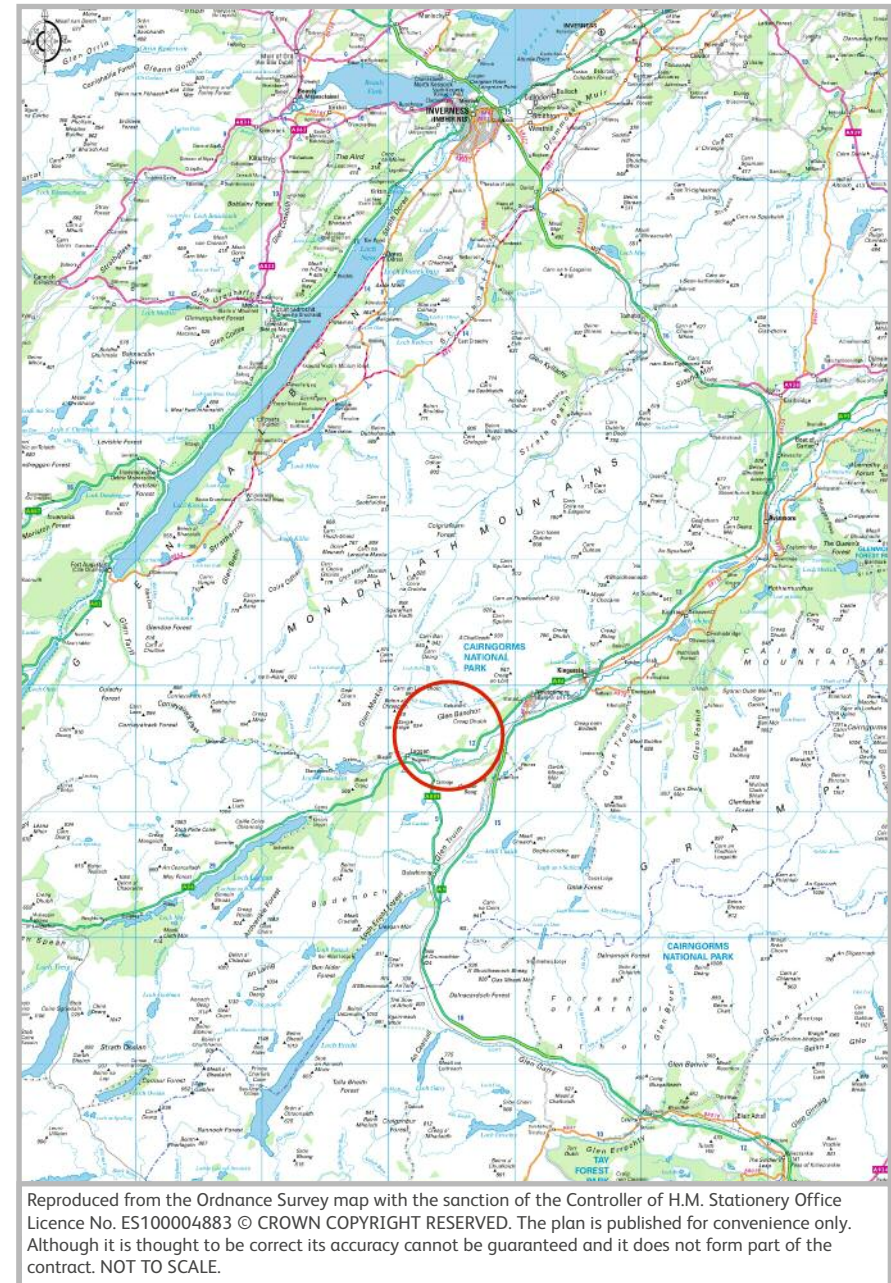
The property is sold subject to and with the benefit of all servitude rights and wayleaves including rights of way, whether public or private, light, support, drainage, obligations, servitudes, burdens, conditions, restrictions as to use, restrictive covenants and all other existing and proposed wayleaves for masts, pylons, cables, drains and water, gas and other pipes whether referred to in these particulars or not. Purchasers will be held to have satisfied themselves as to the nature of all such servitude rights and others.

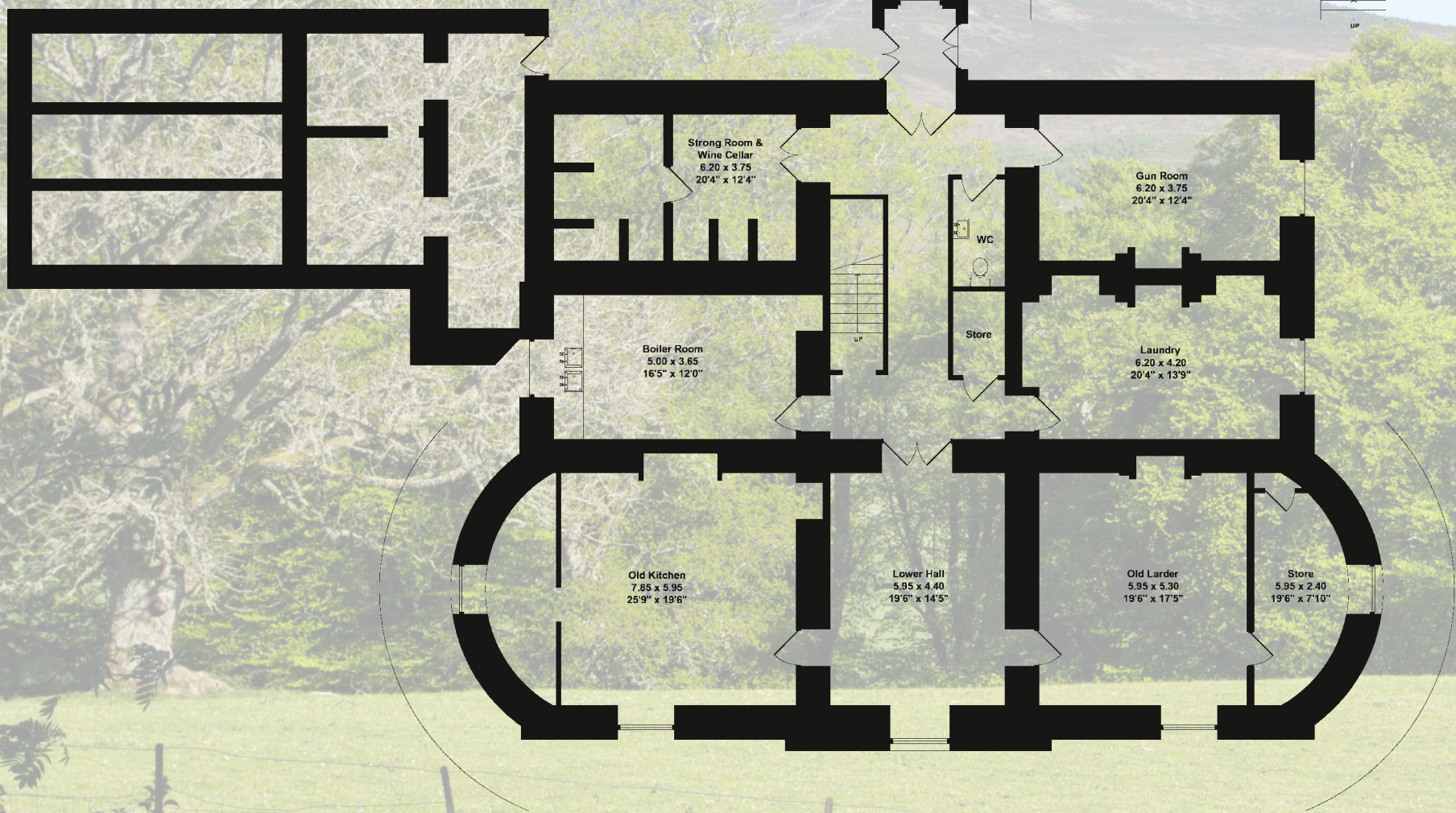
### SOLICITORS

Lindsay's WS., Caledonian Exchange, 19A Canning Street, Edinburgh, EH3 8HE.  
Tel: 0131 229 1212

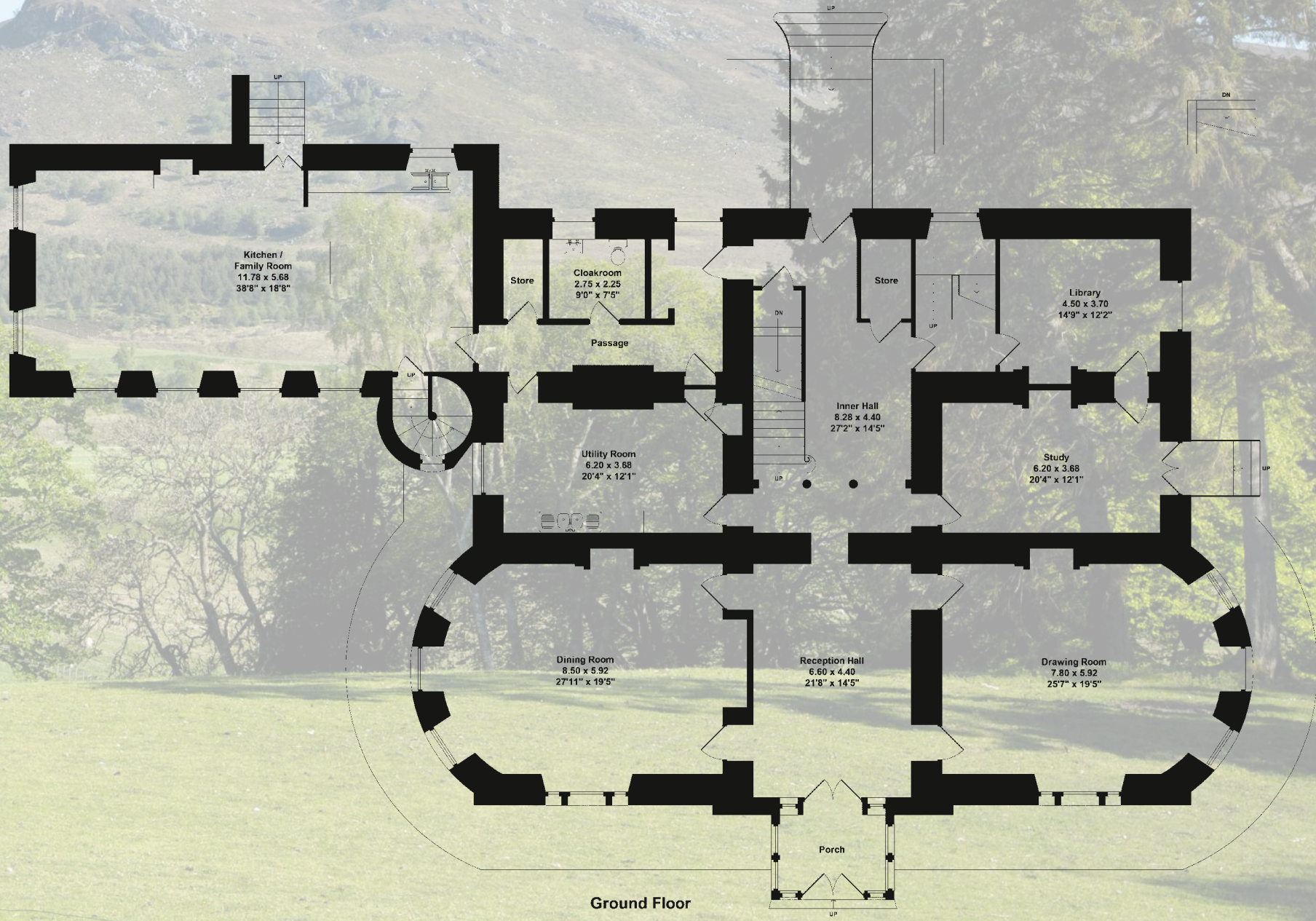
### DATE OF INFORMATION

The particulars of sale have been prepared in May/June 2013 with photographs taken mainly in 2012.

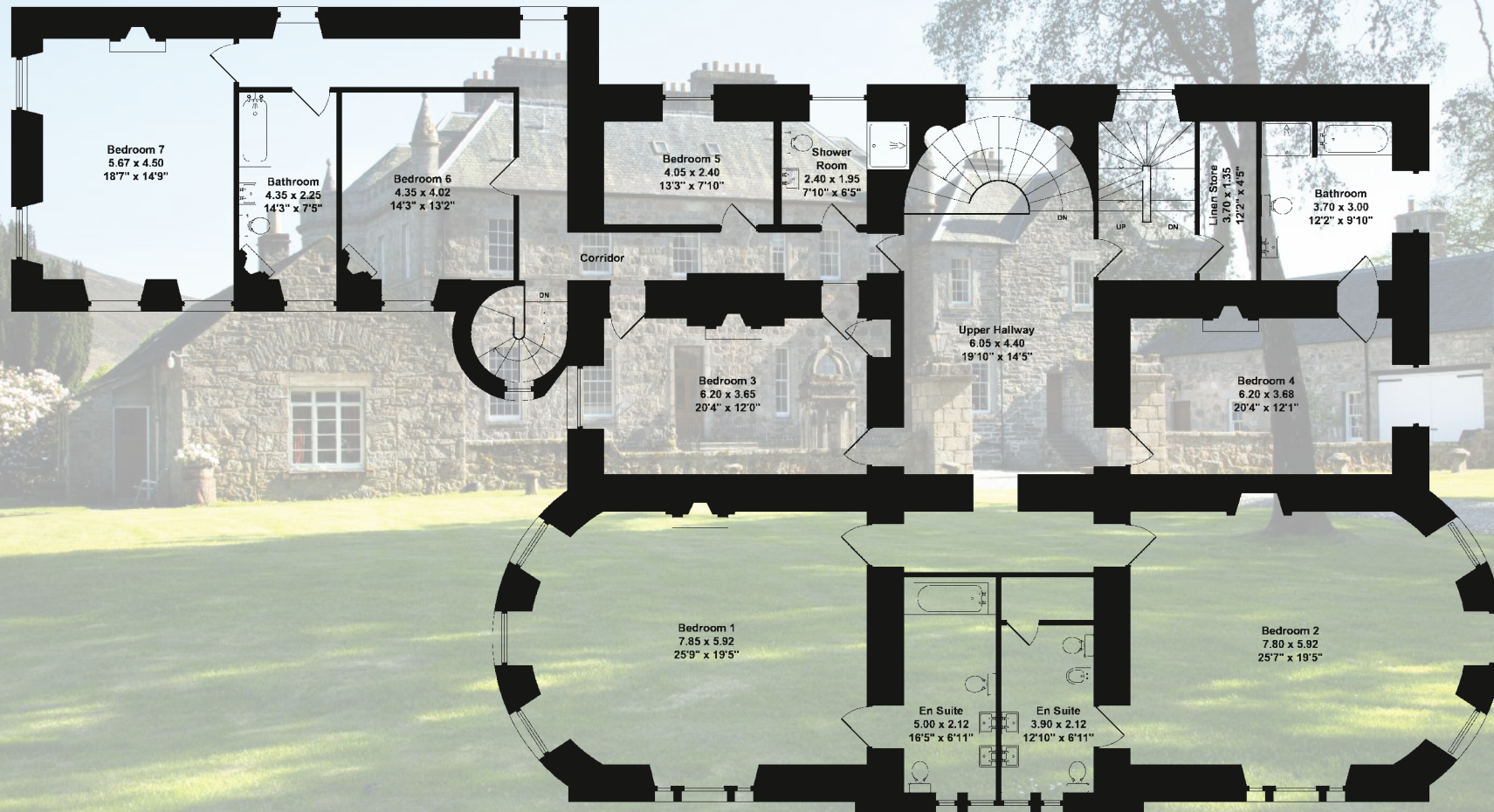




Lower Ground Floor



Ground Floor



First Floor









## IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007.



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