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LOCHIELAIR STEADING & COTTAGE RENOVATION
NORTH STREET
ROSEHEARTY AB43 7NT



Renovation project with open sea views

- Former cottage with adjoining steading
- Open sea views
- Rural location with near neighbour
- Close to Rosehearty village for amenities

Offers Over £80,000

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STEADING AT LOCHIELAIR NORTH STREET ROSEHEARTY AB43 7NT

TYPE OF PROPERTY

With building plots in rural locations becoming increasingly more difficult to secure, we offer for sale this detached former cottage with adjoining steading for renovation which looks to offer the answer.

The property is stone built and the potential rear of the property looks out to open views of the Moray Firth coastline and the "Northern Lights" can also be seen clearly from Lochielair. Lochielair sits in approximately 0.163 hectares.

The property comprises:

Former Cottage

9.64m x 4.48m (31'7 x 14'8)



Steading

12.5m x 3.91m (41' x 12'10)



Store

4.51m x 3.07m (14'9 x 10')

Partly block built and adjoining the steading

PLANNING PERMISSION AND SERVICES

It is presumed that services would be available nearby although no guarantees are given and it will be the purchasers responsibility to ensure that such connections would be available. The purchaser will be responsible for obtaining any planning permission for their desired use of the property. The property currently has no planning permission for development.

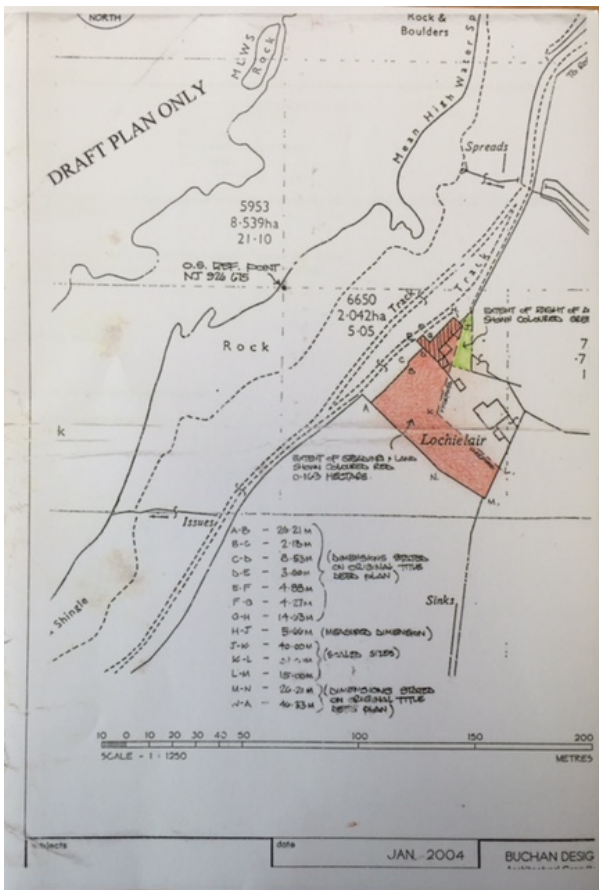
OUTSIDE

Access to the property is off a short track leading from North Street and which is shared with the neighbouring property at Lochielair. To the rear of the property there is an area of ground close to the coastline which would offer parking and scope to form a garden. To the front of the property, there is also an area of grass which could be converted to form a garden. There is a stone built wall to the side of the steading offering privacy.



Rear of cottage and steading





LOCATION

This property is situated in a rural location on the edge of the small village of Rosehearty and approximately half a mile from the village centre. Rosehearty is a coastal village with a range of shops, hotels, leisure harbour, golf course and primary school.

To access the Steading, drive through Rosehearty and once onto North Street, carry on to the end of the road, leading to the coast and the steading will be found.

The nearest large town is Fraserburgh which is located approximately 5 miles distant and offers secondary schooling, range of shops, business and leisure facilities including swimming pool, golf course, indoor bowling/leisure centre and beach.

St Fergus, Peterhead and Aberdeen are all within commuting distance.

Reference HAB/VM

Viewing

Call at site

Email

fraserburgh.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Fraserburgh office



Coastal Views

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property. Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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