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LITTLETON STEADING, MILLBREX, FYVIE, TURRIFF, AB53 8NJ



**Traditional U-Shaped Steading with Full
Planning Permission for Conversion**

OFFERS OVER
£100,000

Overview

This exceptionally well appointed traditional u-shaped steading is ideally situated, away from the pressures of the city, whilst being within commuting distance from Aberdeen, Bridge of Don, Dyce and Inverurie. Full planning permission has been obtained for conversion of the steading, to form two generously proportioned four bedroomed dwellinghouses. House one incorporates a one and half storey dwelling with business unit, with house two being on one level. The current owners have started the exterior re-pointing, and have taken the mains water connection from the nearby road to the steading. Other services, including electricity and telephone are close by with the purchaser being responsible for connection. The steading can be sold separately or as a whole. On completion, it affords the opportunity to reside in tranquil surroundings, and yet is not isolated, and lies within close proximity of the charming villages of Fyvie and Methlick, both of which offer everyday amenities and excellent schooling. The larger town of Ellon, with its wealth of amenities and excellent leisure facilities, is situated approximately 14 miles away.

Services

Mains water supply on site - purchaser to connect. Drainage to a septic tank - purchaser responsible for connection. Mains electricity and telephone available nearby - purchaser to connect.

Planning Permissions

Full planning permission has been granted by Aberdeenshire Council for conversion of this traditional u-shaped steading to form two four bedroomed dwellinghouses. Further details are available from the selling agent's Ellon office or alternatively prospective buyers can view the planning application on Aberdeenshire Council website www.aberdeenshire.gov.uk/planning, planning application number APP/2006/4598.

Location

Methlick, a small village with a great community spirit, lies approximately 9 miles west of Ellon and is within easy commuting distance of Aberdeen (approximately 22 miles). There are a few shops, a hotel, a reputable primary school with secondary education at Ellon/Meldrum Academy.

Directions

From Ellon, proceed west out of the town following the B9005 signed Methlick. Continue along the B9005, following the signs for Methlick, and on reaching the village, proceed over the bridge and turn left, still on the B9005, signed Fyvie. Proceed along this road for some distance and turn right at the sign for Darnabo/Millbrex/New Deer. Continue along until reaching Millbrex church, and turn left immediately after the church onto a farm track road, signed Littleton. The steading is located at the end of the track, on the left hand side, as indicated by our for sale board.

Viewing

Please go along to the site at any time or telephone 01771 644776 for further details or contact the Selling Agent's Ellon Office.

Office Reference: JHN/JC/Ellon

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