

BROWN & McRAE

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NOTARIES PUBLIC

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MILTON OF INKHORN AUCHNAGATT, ELLON

TRADITIONAL U-SHAPED STEADING SUITABLE FOR CONVERSION INTO 2 FAMILY HOMES



OFFERS OVER £65,000 EACH

LOOKING TO BUILD THE HOME OF YOUR DREAMS! CAN'T FIND A SUITABLE SITE! This U-shaped steading could be the solution that you are looking for! Set in picturesque rolling countryside, well within easy commuting distance of Aberdeen City and Airport this U-shaped steading has DETAILED PLANNING CONSENT to convert into 2 executive family home with generous sized gardens. The subjects are for sale as a whole or as 2 separate development opportunities in a country setting with glorious views over the Ebrie Burn, making this an ideal opportunity for anyone looking to escape from the hustle and bustle of city life. Additional land to form paddocks may be obtained by separate negotiation should a purchaser wish.

The property is approximately 6 miles from Ellon and 2 miles from the Village of Auchnagatt where there is a Primary School, Public Hall and Playing Field. The Formantine and Buchan walkway runs nearby.

PROPOSED HOUSE 1 - Entrance Vestibule, Hall, Lounge, Kitchen and Family Room, Utility, Bathroom, 3 Bedrooms, Study, Business Unit with Toilet. Parking, Garden.

PROPOSED HOUSE 2 - Entrance Porch, Hall, Lounge, Kitchen and Family Room, Study, Bathroom, 4 Bedrooms – one with en-suite, Utility. Parking, Garden

PLANNING APPLICATION REF: B/APP/2007/2704

SERVICES Private water supply. Mains electricity and telephone poles nearby. Drainage to septic tank and soakaway (to be installed by purchaser).

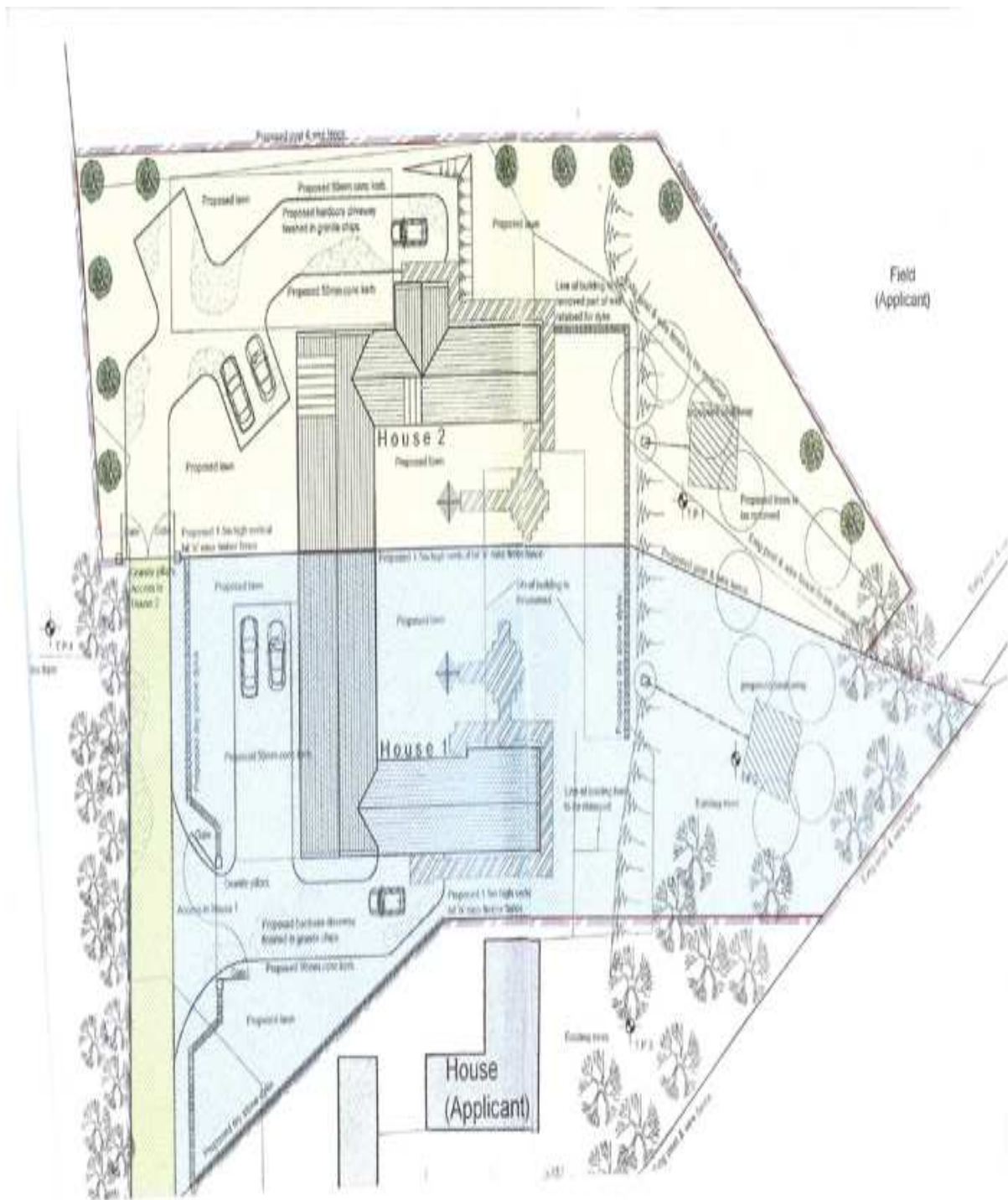
DIRECTIONS From Auchnagatt take the road to Methlick (signposed 6 miles) for approximately 1.5 miles. Turn left signposted 'Mains of Inkhorn'. Travel down road through farm and continue down the road to 'Milton of Inkhorn'. The steading is located just past the farmhouse.

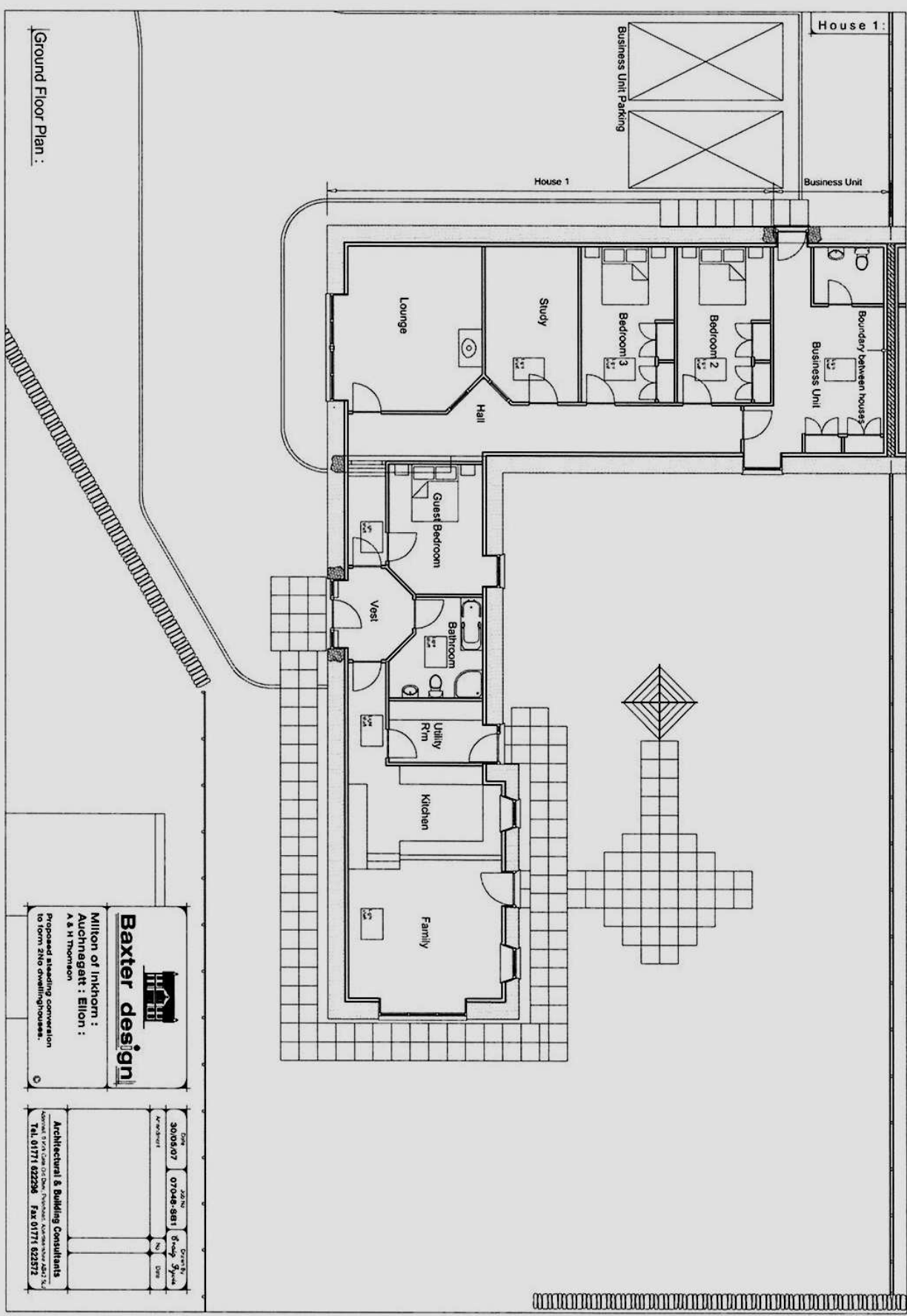
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OFFERS TO Messrs. Brown & McRae (Ref: MJA)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.







Ground Floor Plan :

Baxter design

Milton of Inkhorn :
 Auchneggett : Eilon :
 A & H Thomson

Proposed planning conversion
 to form 2No dwellinghouses.

30/10/07 12/11/07 5/02/08

07048 681 800 3/04/08

Architectural & Building Consultants

100010 10/10/07 10/10/07 10/10/07

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