



Lochielair Steading & Cottage, North Street, Rosehearty, AB43 7NT

Offers Around £80,000





Derelict steading & cottage with open sea views!
Close to the village of Rosehearty for amenities.
Ample coastal walks.
Approx set in 0.4 acres or thereby.



We are delighted to offer for sale this exciting and rarely available redevelopment opportunity at Lochielair, Rosehearty. Comprising a derelict stone-built steading and adjoining cottage, this unique site enjoys a truly enviable location just a stone's throw from the sea, with breathtaking views across the Moray Firth coastline.

The rear of the property enjoys uninterrupted coastal views, providing the perfect setting to relax and appreciate the ever-changing seascape. Whether watching the waves, local wildlife or spectacular sunsets, the outlook is sure to impress and offers the potential to create a truly exceptional coastal home.

The site extends to approximately 0.163 hectares (0.40 acres) or thereby, providing ample space for redevelopment, subject to the necessary consents. There is an area of ground to the front of the property, together with additional land to the side of the steading, further enhancing the site's potential.

Access is via a short track leading from North Street. Please note that the neighbouring property, located to the rear of the steading, has shared access over this track.

Prospective purchasers should satisfy themselves regarding the availability of all service connections. It is understood that services may be available nearby; however, no warranties or guarantees are given, and it is the purchaser's responsibility to verify the availability and suitability of all utility connections.

Please note that there is currently no planning permission in place for development, and it will be the responsibility of the purchaser to obtain any planning permissions or other statutory consents required for their intended use of the property.

The picturesque village of Rosehearty offers an excellent range of local amenities, including a thriving harbour, convenience store, primary school, library, hotel and restaurant, as well as a popular golf course. Regular bus services provide convenient links to Fraserburgh and the surrounding area.

Development opportunities in such an outstanding coastal setting rarely become available. If you are looking to create your dream home while enjoying spectacular sea views and all the benefits of village life, then Lochielair, Rosehearty is an opportunity not to be missed.

Viewing is highly recommended to fully appreciate the location, the site's potential and the stunning coastal outlook.

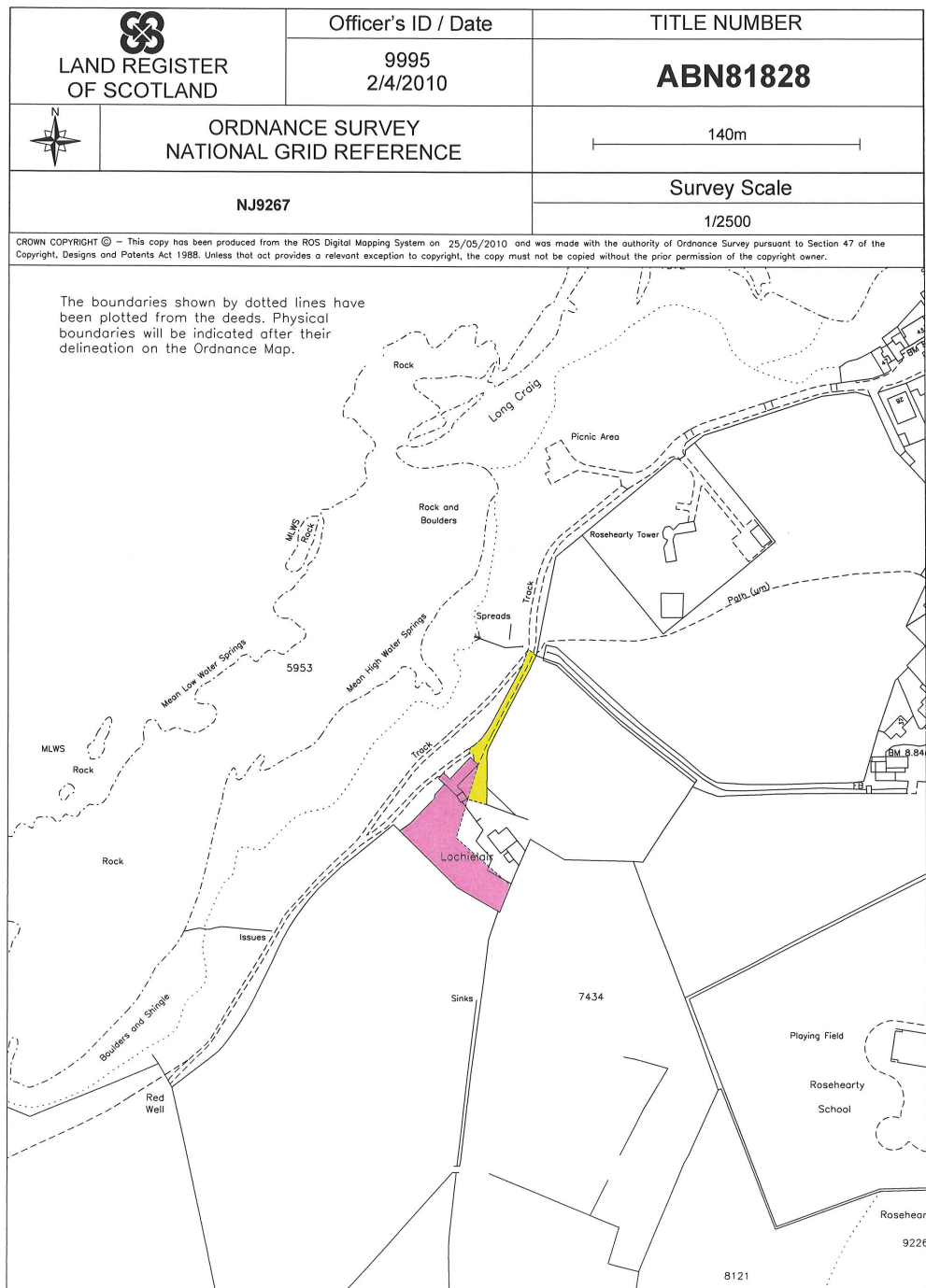
Former Cottage - 9.64m x 4.48m.

Steading - 12.5m x 3.91m.

Directions - To reach Lochielair, travel along North Street, continue along the single track tarmac road, passing a parking area on the right handside, Lochielair is further along and identified by one of our for sale boards.







Lochielair, Rosehearty, AB43 7NT

Home Report	Available by request (fee may apply)
Post Code	AB43 7NT
Asking Price	Offers Around £80,000
Viewing	By arrangement with the Selling Agents.
Entry	By arrangement.
Offers to	Messrs. Brown & McRae (SG)

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.

To arrange a viewing appointment contact our
Fraserburgh office:

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AB43 9AB

T: 01346 515797

Email: property@brown-mcrae.co.uk

or

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