

STEWART & WATSON

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**MILLVIEW, QUARRYHEAD STEADING,
FYVIE, TURRIFF, AB53 8LX**



Immaculate Converted Steading Family Home

- Lounge, Dining Kitchen & Snug / Bedroom 4
- 3 Bedrooms, 3 En-Suite Shower Rooms, Shower Room & Utility Room
- Air Source Heating, Double Glazing with partial Triple Glazing
- Shared stone chipped driveway providing parking with electric car charging point
- Large garden mainly laid to lawn with Terrace, sheds and derelict mill building

Offers over £420,000

Home Report Valuation £420,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We are delighted to offer for sale this immaculate, high quality 3/4 bed semi detached steading conversion which enjoys country views and benefits from air source heating with under floor heating to the ground floor and radiators to the upper floor, built in entertainment system with in-ceiling speakers, heat recovery ventilation system, double glazing with some windows triple glazed, shared driveway with electric charging point and large garden laid to lawn with terrace, garden sheds and the derelict mill building.

Millview is located approximately 13 miles from Turriff, 8 miles from New Deer and 3.5 miles from Fyvie.

The property comprises of a hallway, dining kitchen, lounge, utility room, snug / bedroom 4, shower room, 3 bedrooms and 3 en-suite shower rooms.

ACCOMMODATION

Hallway

Double glass doors enter into the welcoming hallway which has tiled flooring and two understairs cupboards. Gives access to the dining kitchen, snug / bedroom 4 and split staircase to the upper hallway.



Dining Kitchen (29'7" x 14'8" / 9.05m x 4.51m)

With machined oak flooring, the kitchen is fitted with a range of base and wall mounted units integrating the oven, microwave, wine cooler and sink with mixer tap and separate tap with instant boiling water. Island unit with integrated hob and hood. Triple glazed gable window fitted in March 2026. Space for dining table. Doors to garden, lounge and utility room.



Lounge (18'4" x 17'9" / 5.60m x 5.45m)

Bright and airy room with double glass doors to terrace and windows overlooking the garden. Wood burning stove set on glass plinth.



Snug / Bedroom 4 (14'8" x 11'9" / 4.51m x 3.62m)

Currently used as a snug. French door to garden and door to office.



Utility Room (10'2" x 5'6" / 3.10m x 1.70m)

With base and wall mounted units integrating the stainless steel sink and drainer. Space for white goods. Storage cupboard. Door to garden.



Office (12'6" x 5'7" / 3.84m x 1.73m)

Large, shelved cupboards and window to front.



Shower Room (9'4" x 5'5" / 2.86m x 1.67m)
Fitted with wc, wash hand basin and walk in shower with glass panel. Heated towel rail and front facing opaque window.



Staircase

Bespoke solid oak split staircase with fitted carpet and wooden banister allows access from the hallway to the first floor accommodation. Velux-style roof lights allowing natural light into the large, carpeted hallway.



Master Bedroom (23'9" x 13'7" / 7.28m x 4.17m)
Full height/width gable window which has been newly fitted in March 2026 and triple glazed. Fitted carpet and double wardrobe.



En-Suite Shower Room (11'6" x 6'6" / 3.53m x 2.01m)
Fitted with wc, 'Jack & Jill' wash hand basins set in vanity units, bidet and corner shower cubicle. Heated towel rail.



Bedroom 2 (13'6" x 11'1" / 4.14m x 3.38m)
Two velux windows and fitted carpet. Double wardrobe.



En-suite Shower Room (7'3" x 6'6" / 2.22m x 2.01m)
Fitted with wc, wash hand basin, bath and separate large shower cubicle. Heated towel rail.



Bedroom 3 (13'7" x 11'3" / 4.17m x 3.33m)

Full height windows fitted carpet and double wardrobe.



En-suite Shower Room (13'6" x 6'5" / 4.14m x 1.98m)

Fitted with wc, wash hand basin and corner shower cubicle.



OUTSIDE

A shared stone chipped driveway provides parking and there is an electric charging point to the side of the property. The garden is mainly laid to lawn with feature stone walls incorporating a stone sitting area with mature shrubs and bushes. There is also a terrace to the front of the property accessed from the lounge. Garden sheds to remain. Derelict mill building which has decking providing alfresco dining and a stone chipped area.





SERVICES

Air source heating. Shared septic tank. Mains water and electricity.

ITEMS INCLUDED

All the usual heritable fittings and fixtures are included.

Council Tax Band

F

EPC Band

B

Entry

By arrangement.

Viewing

By contacting The Property Shop, Turriff on 01888 563777.

Email: turriff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Turriff office.

DIRECTIONS

From Turriff take the main A947 road to Fyvie and at the junction in Fyvie turn left signposted 'Methlick/Ellon'. Follow this road for approximately 0.2 miles and turn right signposted 'Methlick/Ellon'. Continue on this road for approximately 2.9 miles and turn right signposted 'Fetterletter'. At the right bend corner, continue straight on for approximately 0.6 miles then turn right. Follow the track road and the property is at the end on the left indicated by our For Sale Sign.

Reference DDP/TUR/C26



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 leases must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
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35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
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