

# Building Plots Nether Aden

MINTLAW, ABERDEENSHIRE, AB42 5HJ



CHOOSE FROM FIVE  
AVAILABLE PLOTS



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





---

Imagine building your dream home in the heart of picturesque Aberdeenshire, where stunning rural landscapes meet the convenience of local amenities. Nether Aden in Mintlaw offers you the opportunity to turn that dream into reality with five self-build plots in an idyllic location.

These building plots come with a unique advantage—the included services adjacent to the plots. This means you have the perfect canvas to bring your vision to life without any hassle. Whether it's a spacious family home, or a contemporary retreat, the possibilities are endless.

Nature lovers will delight in the proximity to the beautiful Aden Country Park, just minutes away. Explore the park's lush greenery, historic buildings, and tranquil walks, all right on your doorstep. And for those days when you crave a change of scenery, Peterhead is a short drive away. If you need to commute, rest assured that public transport options make it easy to reach Aberdeen city centre. Enjoy the best of both worlds—a peaceful rural retreat with urban accessibility.

---

## The Plots



---

The Available Plots Are:

- \* Plot 3 - Approximately 1,160 m<sup>2</sup> (0.287 acres)
- \* Plot 4 - Approximately 1,220 m<sup>2</sup> (0.30 acres)
- \* Plot 5 - Approximately 1,380 m<sup>2</sup> (0.341 acres)
- \* Plot 6 - Approximately 1,150 m<sup>2</sup> (0.284 acres)
- \* Plot 7 - Approximately 1,160 m<sup>2</sup> (0.287 acres)

Seize this fantastic opportunity to build the home you've always dreamed of in an enchanting rural setting. With services in place and a range of plot sizes to choose from, Nether Aden is the canvas for your future. Don't miss out—make your dream home a reality today.

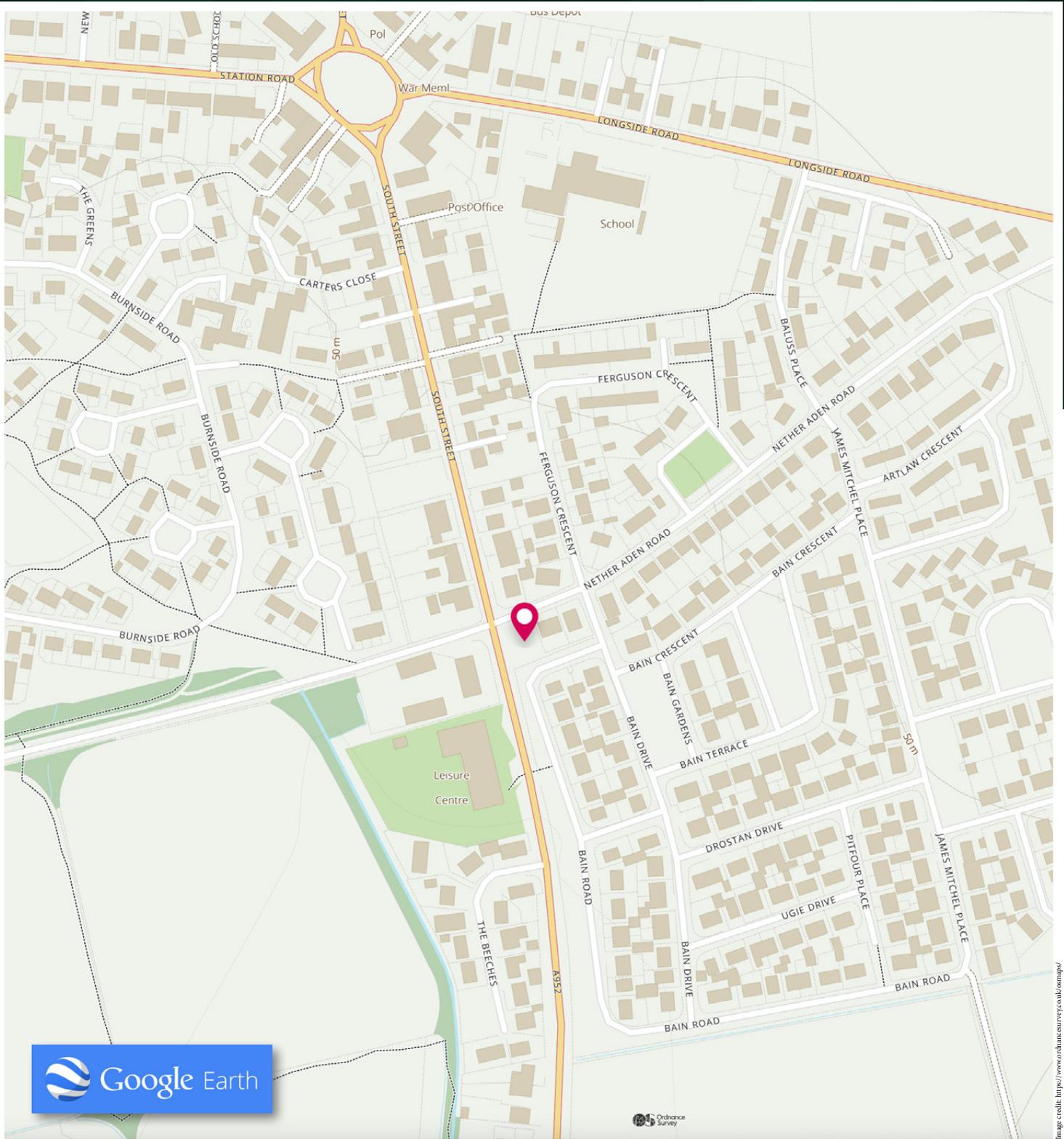




Explore Nether Aden, Mintlaw: A Tranquil Retreat with Nearby Adventures. Discover the charm of Nether Aden, Mintlaw, a hidden gem nestled in a peaceful lane just moments away from the renowned Aden Country Park. Here, you'll find the perfect blend of rural tranquillity and convenient amenities, making it the ideal location for your dream home. These building plots are situated in a serene lane that exudes tranquillity. Picture your mornings filled with the gentle sounds of nature and your evenings under starlit skies. Yet, practicality is at your doorstep, with local amenities within easy reach. Just a leisurely stroll away lies the famous Aden Country Park, a haven for nature enthusiasts. Explore its lush landscapes, historic treasures, and scenic trails as part of your daily routine. Nature's wonders are practically in your backyard.

Need to venture further? Peterhead, a vibrant coastal town, is a mere 17 minutes' drive, offering shopping, dining, and coastal delights. For those who crave the excitement of the city, Aberdeen city centre is easily accessible, providing a gateway to cultural events, business opportunities, and more. Nether Aden, Mintlaw, strikes the perfect balance between rural beauty and urban convenience. Embrace the tranquillity of this idyllic location while enjoying access to all the practical amenities you need.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.