

# STEWART & WATSON

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**14 STEWART STREET**  
**PORTGORDON, AB56 5QT**



## *Building Plot in coastal village*

- Prime sea front location boasting exceptional uninterrupted views.
- Site measuring approx 480 m<sup>2</sup> (35.3m x 13.7m)
- Planning Permission granted for detached bungalow
- Hallway, Lounge, Dining Kitchen/Family Area, Utility, Pantry
- Shower Room & 3 Bedrooms (1 with en-suite)

***Offers Over £79,000***

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## 14 STEWART STREET, PORTGORDON, AB56 5QT

### TYPE OF PROPERTY

We offer for sale this building plot, which occupies a prime sea front location in the small coastal village of Portgordon. Exceptional uninterrupted views across the Moray Firth can be appreciated from the site. The plot is conveniently placed close to the village store and schools with additional shops, supermarkets and amenities being found in the neighbouring town of Buckie.

The plot measures approximately 13.7 meters along the front and 35.3 meters up the side towards Garden Lane. (45ft x 116 ft).

Planning permission was granted for the erection of a 3 bedroom detached bungalow under Moray Council reference:- 20/01033/APP. The plans can be made available for inspection at our Buckie Property Shop.



### PROPOSED ACCOMMODATION

The proposed accommodation envisaged in the planning consent will comprise:-

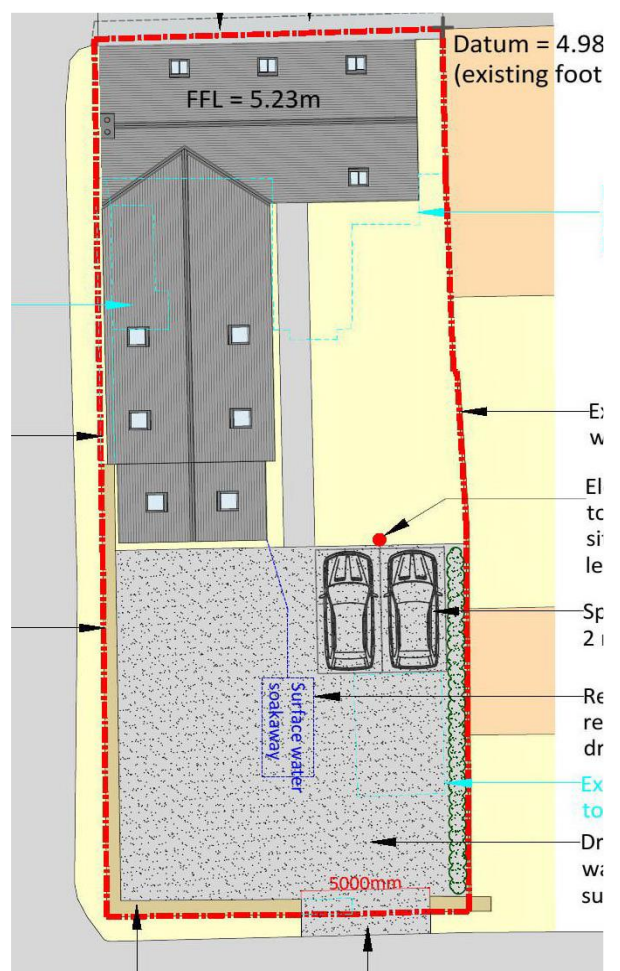
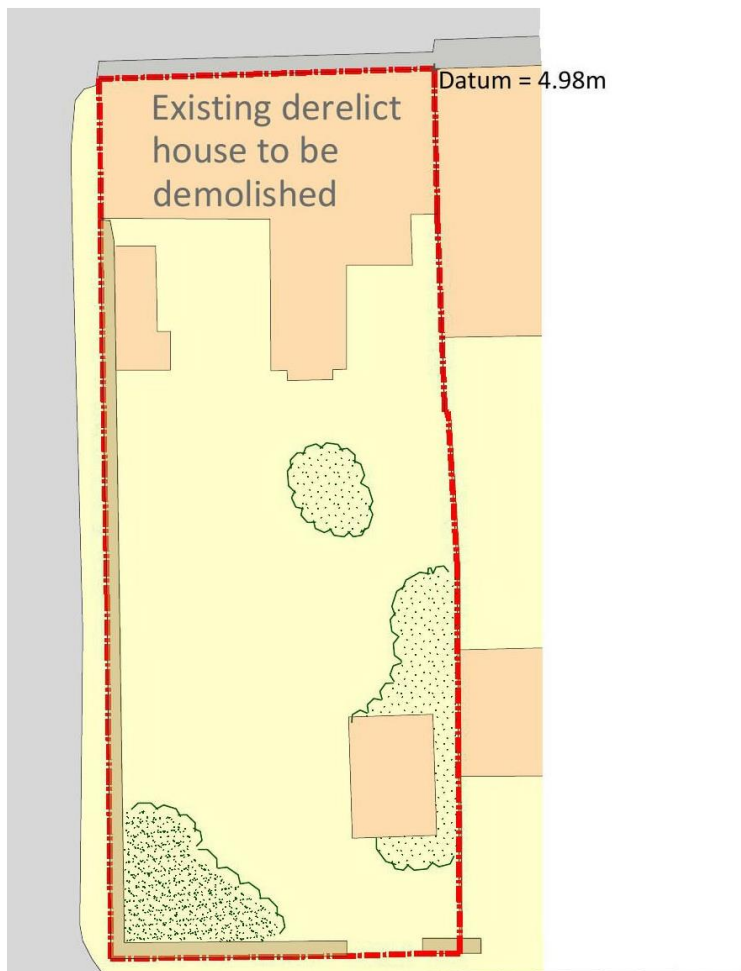
**Ground Floor:-** Entrance hallway, lounge, open plan dining kitchen/family room with glass gable and vaulted ceiling, pantry and utility room, shower room and 3 bedrooms (1 with en-suite shower room).

### SERVICES

Mains water, electric and drainage are on site. Gas should be available nearby (services will required to be connected at the purchaser's expense).

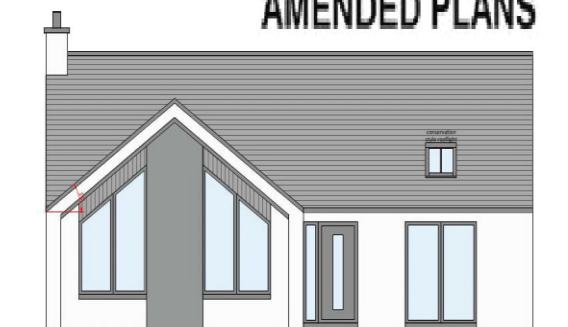


Architects impressions of the proposed new property

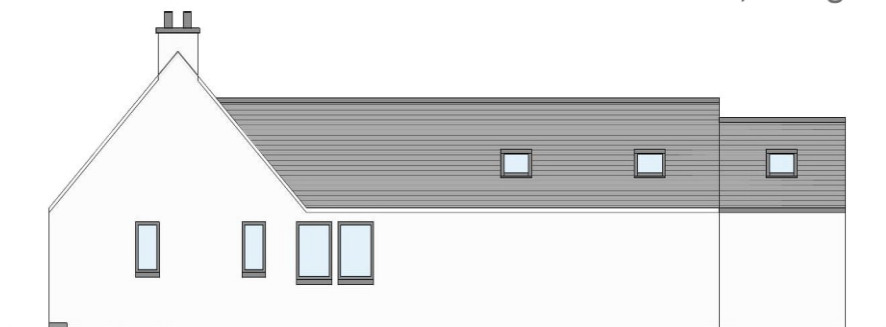


## AMENDED PLANS

14 Stewart Street, Portgord



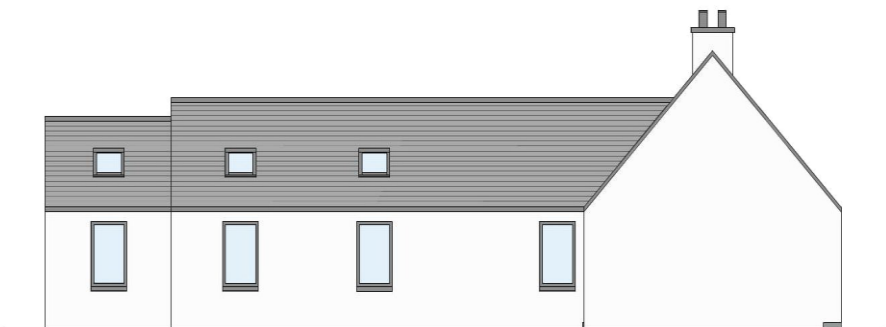
South Elevation



East Elevation



North Elevation



West Elevation

### OUTSIDE

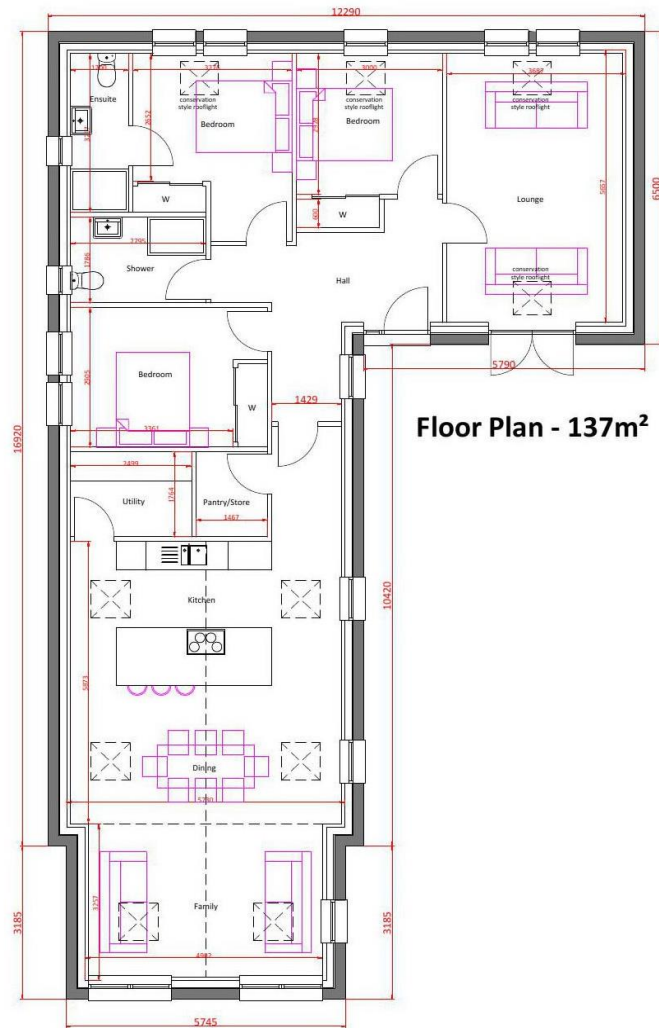
The plot measures approximately 13.7 meters along the front and 35.3 meters up the side towards Garden Lane. (45ft x 116 ft).

### Viewing

By attending at site or by contact our Buckie Office on 01542 833255.

**Email** [buckie.property@stewartwatson.co.uk](mailto:buckie.property@stewartwatson.co.uk)

**Reference** Buckie/CF



Proposed drawings for the bungalow



Exceptional uninterrupted views across the Moray Firth can be appreciated from the site.

The description of the property as a plot is subject, where appropriate, to planning permission either being granted or renewed as the case may be.

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

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 59 High Street, Turriff AB53 4EL (01888) 563773  
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