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PLOT 4 MINDUFF DRYBRIDGE, AB56 5LD



Large Plot in peaceful rural location

- Views over surrounding countryside towards the Moray Firth
- Approximately 2439 square metres
- Full or Partial house build service can be offered
- Hallway with Dining Area, Lounge, Kitchen/Dining/Family Room,
- Utility, Study, W.C., Bathroom & 5 Bedrooms (3 with en-suite)

Offers Over £115,000

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PLOT 4 MINDUFF, DRYBRIDGE, AB56 5LD

TYPE OF PROPERTY

We offer for sale this large plot which is situated in a peaceful rural location on the outskirts of the rural hamlet of Drybridge. Minduff is located approximately 3.5 miles from the coastal Town of Buckie where shops, supermarkets, schools and a range of amenities can be found and is within commuting distance of Keith, Elgin and Banff. The plot measures approximately 2439 square metres and boasts views over the surrounding countryside towards the Moray Firth coastline. Planning Permission was applied for to the Moray Council for the erection of an architect designed one and three quarter storey detached dwellinghouse under reference number 09/01933/APP. The plans and paperwork can be made available for inspection at our Buckie Property Shop. A partial or full build service can be made available to any purchaser should this be required.

ACCOMMODATION

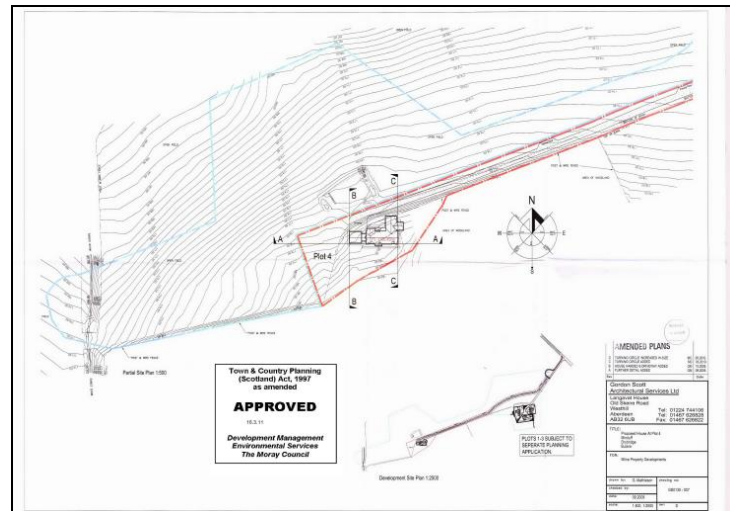
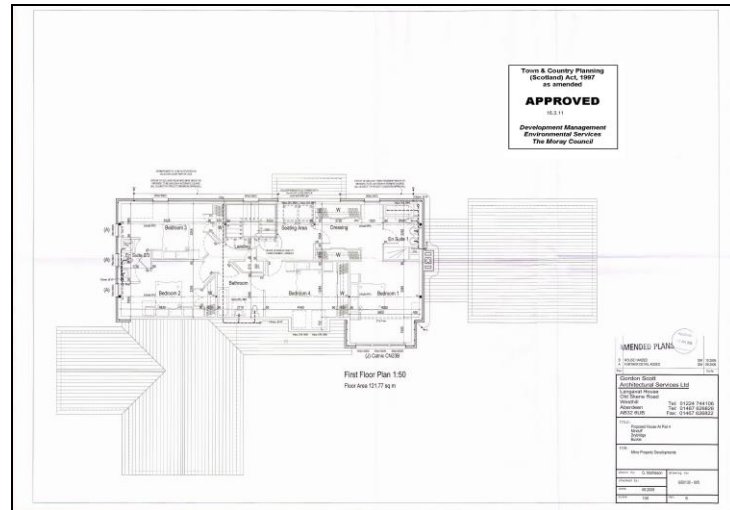
The architect has indicated that the plans can be altered to incorporate any buyers requirements but the current proposed accommodation will comprise of:-

Ground Floor: Vestibule, Hallway with Dining Area, Lounge, Open plan Dining Kitchen/Family Room, Utility Toilet, Double Bedroom with en-suite and integral double garage.

First Floor: Master Bedroom with dressing area and en-suite Bathroom, Seating area and 3 Double Bedrooms (one with en-suite bathroom and two with a Jack and Jill en-suite Shower Room)

SERVICES

Drainage will be to a septic tank to be installed at the purchaser's expense. Mains electricity and private water supply are available nearby (the cost of connection shall be the responsibility of any purchaser).



DIRECTIONS

Travelling west along the A98 from Buckie towards Fochabers. Turn left at Arradoul and continue up this read for approximately 2.4 miles. Minduff is located at the end of this road on the right hand side.

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
 59 High Street, Turriff AB53 4EL (01888) 563773
 65 High Street, Banff AB45 1AN (01261) 818883
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 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
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