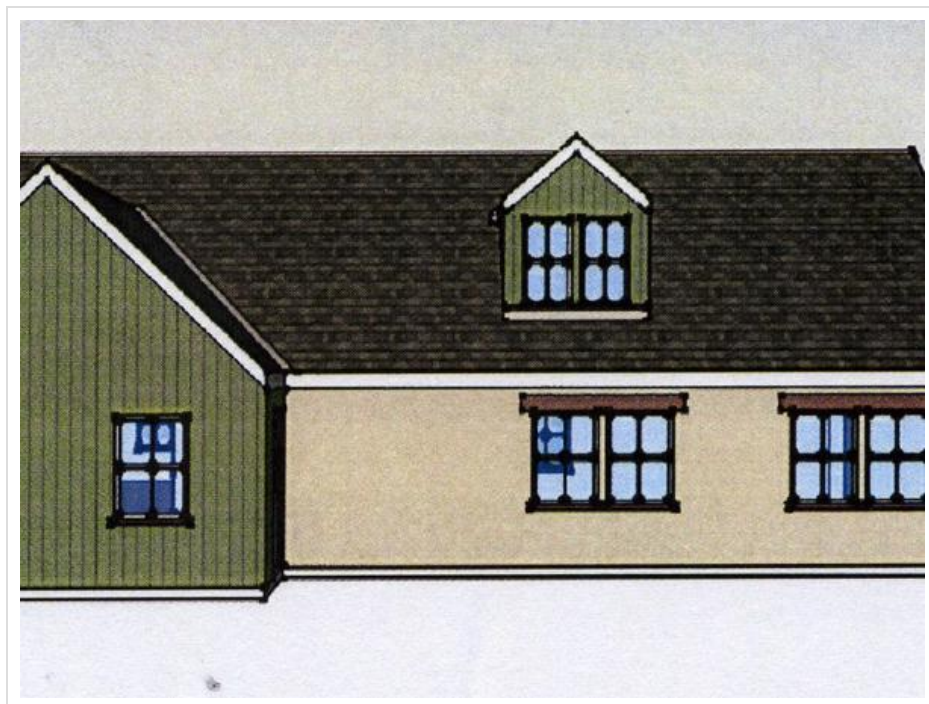


**Building Plot, The Haughs,  
Inverbervie, Montrose, DD10 0SP**

**Price Over  
£70,000**

ASPC ref : 315543



Arrange a viewing

📞 01569-762947

(Raeburn Christie Clark & Wallace)

**Raeburn Christie Clark & Wallace**

1 Market Buildings  
Stonehaven  
AB39 2BY

**Email:**

stonehaven@raeburns.co.uk

**Website:**

http://www.raeburns.co.uk



Property features:

For Sale, this excellent **BUILDING PLOT** with Planning Permission for erection of a new 5-Bedroom House on a superb site enjoying fine open views. The site is located 26 miles south of Aberdeen and just outside the popular coastal village of Inverbervie and 10 miles from Stonehaven.

Inverbervie has a good range of amenities including Medical Centre, Primary School, local shops and hotels, Sports Hall, bowling green and other community activities. A wider range of services are available in Stonehaven and Montrose, both easy to reach.

**PLANNING PERMISSION:** Ref No. KM/APP/2013/2536 granted by Aberdeenshire Council. Planning conditions to be complied with by Purchasers. Building warrant also required before house can be built.

**SERVICES:** Mains electricity close by. Drainage to new septic tank required. No existing water supply available but water available from new borehole or by new connection to mains water. Purchasers will be responsible for all service connections and costs.

**ACCESS:** Access direct from adjacent public road.

**VIEWING:** The site can be examined at any time. Interested parties do so at their own risk.

**ACCOMMODATION**

The proposed new L shaped house will comprise:

**Vestibule:** Entered via a front door into vestibule with 3 windows; Double doors to the Hall.

**Hall:** Spacious Hall with access to all lower accommodation; 2 large store cupboards; Large airing cupboard with hot water tank.

**Lounge:** Large Lounge with window to the front and French windows to the rear; 2 roof velux windows.

**Dining Kitchen:** Large family dining kitchen with 2 windows to the front and 2 windows to the rear; dining area; Glazed double doors to the Lounge; Door to the Hall.

**Utility Room:** Handy Utility Room with door from Dining Kitchen and with door to the rear.

**Bedroom 3:** Large bedroom with ensuite shower room and dressing room; 2 windows to the rear, 1 window to the side and French windows opening out to side.

**Ensuite:** Good sized Shower Room.

**Bedroom 4:** Double bedroom with fitted double wardrobe; window to the side; Ensuite shower room

**Bedroom 5:** Further Double Bedroom with fitted double wardrobe, and double window to the front; Ensuite shower room.

**Bathroom:** Family bathroom with window to the rear.

### **First Floor**

Spacious upper landing with 3 large storage cupboards.

**Master Bedroom:** Large Master Bedroom with double window to the rear; large walk through dressing room leading to the ensuite shower room.

**Ensuite:** Ensuite shower room with velux roof windows.

**Bedroom 2:** Large bedroom with deep double window to the side; Walk through dressing room.

**Ensuite:** Spacious Ensuite Shower Room with 2 velux roof windows;

**Office/Sitting Area:** Area ideally used as an office or sitting area with window to the side and front;

**OUTSIDE** Car port with parking for 2 cars. Large gardens.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/315543/Building-Plot--The-Haugh/Montrose/>

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