

**Plot Adjacent To Schoolhouse,
Chapel Of Garioch, Inverurie, AB51 5HH**

**Price Around
£120,000**

ASPC ref : 343167



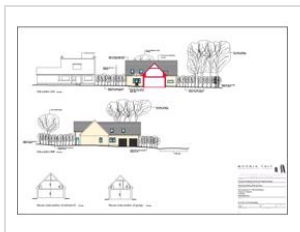
Arrange a viewing

01467-672800
(Peterkins)

Peterkins
60 Market Place
Inverurie
AB51 3XN

Email:
invprop@peterkins.com

Website:
<http://www.peterkins.com>



Property features:

PLOT, CHAPEL GARIOCH, ABERDEENSHIRE, AB51 5HH

Planning Application APP/2015/0015

Planning Permission for 5 Bedroomed Detached Dwellinghouse

Planning Gain Paid. Integral garage. Village Location. Only a few minutes drive from the market town of Inverurie.

Description: An opportunity has arisen to acquire a substantial plot in the small village of Chapel of Garioch. The plot lies in the village centre adjacent to Chapel of Garioch School House. Full planning permission has been granted for the erection of a 5/6 family home over 2 floors. The principal elevation of the property will be south facing and the plot is surrounded by a mature beech hedge which will ensure privacy.

Location: Chapel of Garioch is located just a short distance off the main A96, Aberdeen to Inverness Road, in the foothills of the Bennachie Range. A village primary school is located within Chapel of Garioch itself with secondary education available at Inverurie. Nearby Inverurie which lies only 4.5 miles to the west is a prospering, expanding market town, which offers wide ranging facilities including, primary schools, a secondary school, shops, hotels, health centre, swimming pool, sports' centre, library and golf course. It is situated around 17 miles from Aberdeen and is well served by road and rail links making it an ideal commuting base.

Directions: From Inverurie at the Morrison's Supermarket roundabout head north on the A96 signposted Inverness, after about 1 miles take the first left where signposted to Chapel of Garioch. As you approach the village take a right turn signposted Chapel of Garioch and Pitcaple. The plot lies 200m on the right beside the school highlighted by a Peterkins sign to the right.

The proposed accommodation when completed will comprise –

Ground Floor - Hallway with extensive storage and a staircase leading to the galleried first floor landing, Lounge with double doors leading to the garden and a full height vaulted window to gallery landing on the first floor, Dining Area with bi-fold doors again leading out to the garden on open plan with the spacious Kitchen, Double Bedroom with Ensuite Shower Room, Cloakroom and a Utility Room leading through to the double Garage.

First Floor – Galleried Landing, Master Bedroom with Ensuite Shower Room and large walk in wardrobe, 4 further Double Bedrooms all with fitted wardrobes and Family Bathroom with separate Shower.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/343167/Plot-Adjacent-To-Schoolhouse/Inverurie/>

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