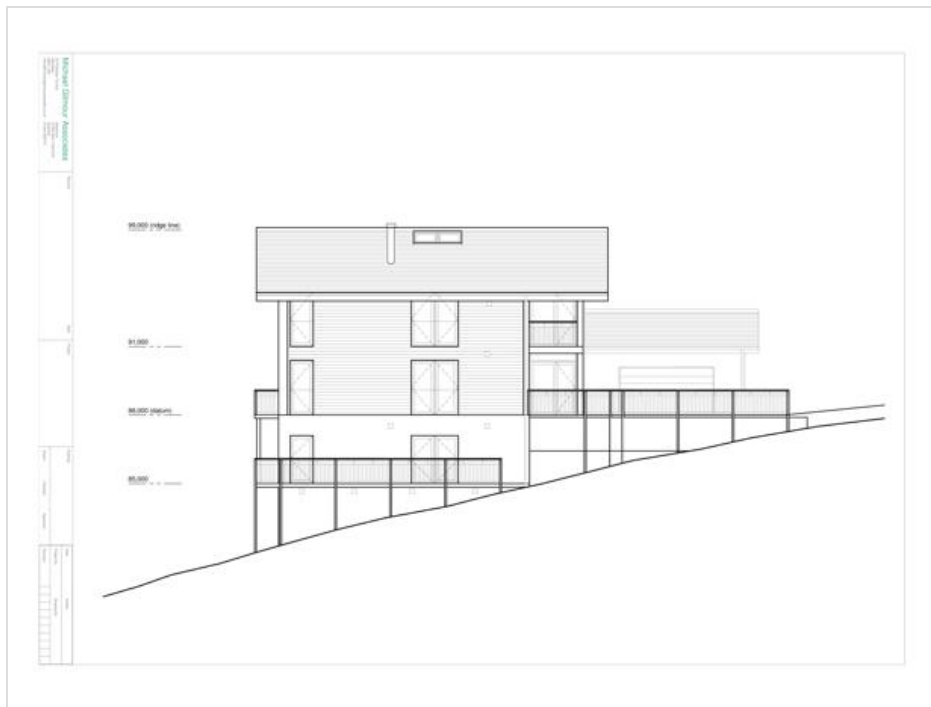


**Plot 1, Cliff House, Craighton Road,  
Cults, Aberdeen, AB15 9PS**

**Price  
£350,000**

ASPC ref : 346127



**Arrange a viewing**

Go along to site

**01224 645085**

(Laurie & Co)

**Laurie & Co**

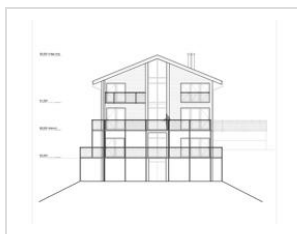
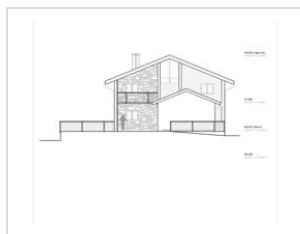
44 Thistle Street (Property)  
Aberdeen  
AB10 1UU

**Email:**

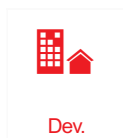
allan@laurieandco.co.uk

**Website:**

http://www.laurieandco.co.uk



Property features:



**PLOT 1**

**Incentives available please contact Solicitor.**

We are delighted to offer Plot one of two building plots at the side of Cliff House, Cults, both with planning consents for detached houses with garages. The sites are available for sale together or separately with full drawings available from the architects and the engineers who were engaged in the planning and building control process. Plans of the sites location within mature woodland are shown. The houses when complete will both have unrestricted views up the Dee valley. The aspect of one house is south, the other being south-west.

**Proposed accommodation:**

**Lower Ground floor:**

Living kitchen area. Bedroom 6 with en-suite. Bedroom 5 and bedroom 4 with Jack & Jill bathroom. Wine cellar.

**Ground floor:**

Vestibule and entrance hall. Cloakroom. Lounge, dining and kitchen on open plan. Pantry. Bedroom 3 with en-suite. Double Garage.

**First floor:**

Living area with kitchenette. Bedroom 2 with en-suite. Master bedroom with dressing room and master en-suite.

This is an ideal opportunity for someone looking for a top quality, modern, fully insulated property with a high specification which can be customised to meet their needs. Purchasing the sites will offer considerable savings in Land and Buildings Transaction Tax because these sites are being sold as land only and therefore attract a lower Land and Building Transaction Tax. The savings in proceeding to purchase and then build, with the benefit of building and having no VAT to pay on the new build, are significant.

The sites are accessed by a private road owned by the sellers. It gives access from Craighton Road to Cliff House and Cliff Heights, and then a new road, the base of which has been formed, will require to be laid to give access to the two sites. Consent to connect to existing gas and electricity services has also been obtained.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/346127/Plot-1-Cliff-House--Craighton-Road/Aberdeen/>

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