

**West Craig,
Pitmedden, Ellon, AB41 6QB**

**Price Over
£97,500**

ASPC ref : 368829



Arrange a viewing

Go along to site

Andersonbain LLP

6, 8 & 10 Thistle Street
Aberdeen
AB10 1XZ

Email:

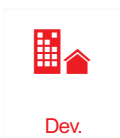
reception@andersonbain.co.uk

Website:

http://www.andersonbain.co.uk



Property features:



Please note: Both plots in this development can be purchased together for £165,000

Enjoying a tranquil setting and located outside the village of Pitmedden, we offer for sale this **plot of land**. This plot spans around 0.3 acres each and has full planning permission to build a 4 bedroom house. This plot features drainage and septic tank along with a shared borehole and fibre broadband.

A static caravan with electric, water, drainage and internet currently reside on one of the plots and can be purchased by separate negotiation providing a place for the buyers to live whilst building is ongoing.

Full planning permission has been granted by Aberdeenshire Council for the erection of two four bedroomed detached dwellings with single garages. Copies of the relevant planning and permissions plans can be viewed online at the Aberdeenshire planning website reference APP/2017/0927.

These spectacular houses have both been designed by Tinto Architecture.

Pitmedden offers an excellent range of local amenities including a Co-op store and other local shops, Health Centre, Community Club with Tennis Courts and Bowling Green and various other community and recreational facilities. There are good Nursery and Primary Schools in the Village and Secondary Education is provided at Meldrum Academy. There is a school bus to and from the Academy. Additional shopping and recreational facilities are available at Ellon, Dyce and of course the City of Aberdeen. There is a regular bus service to the City. There is also easy access by a choice of routes to the Industrial Estates at Dyce and Bridge of Don.

Directions: Take the B999 from Aberdeen to Pitmedden, approx after 6.8 miles you will take a right hand bend that has a junction on the left sign posted for Udney Green. Stay on the B999 for approx 100 meters you will see on the right hand side a bungalow and an old cottage. In-between these 2 there is a farm track which you take all the way to the top approx 300 meters.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/368829/West-Craig/Ellon/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.