

SITE AT OLD MILL, GARTLY STATION,
GARTLY, HUNTLY, AB54 4QA

OFFERS OVER £70,000

peterkins



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Gartly Station,
Gartly, Huntly,
AB54 4QA

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- Countryside location with Beautiful Views
- Electricity and Water nearby

Viewing by appointment only telephone Peterkins Solicitors on (01466) 799352

We are delighted to offer this opportunity to purchase this plot of ground set in a quiet countryside location in the lovely village of Gartly. There is lapsed full planning permission to alter, extend and convert the existing storage building to form a 4 bedroomed 1 ½ story dwellinghouse with disabled accommodation and facilities. A copy of the Planning Permission is available on request or on the Aberdeenshire Council website. Planning Reference APP/2008/0293. Early viewing is highly recommend to appreciate the location and the views that this plot has to offer.

LOCATION

Gartly is approximately 5 miles from Huntly. Huntly has a population of just over 4,500 situated on the main road and rail route between "The Granite City" of Aberdeen and Inverness. Huntly is well known for the beautiful Huntly Castle overlooking the Gordon Schools. There are a variety of leisure amenities as well as shopping facilities (including two supermarkets). The town also has a Health Centre and hospital. Primary Education is available at Gordon Primary and secondary schooling is available at The Gordon Schools.

GENERAL

Electricity and water supply available nearby.
Interested parties should make their own enquiries to satisfy themselves as to the cost of connecting the services.

DIRECTIONS

Travelling from Huntly on the A97 towards Rhynie and Lumsden. Follow the road for approximately 5 miles. Turn off to the left signposted Gartly village. Continue over the bridge and past Park Lane then take the first tarmacked road to the right, just before the level crossing. The site will be found to the right incorporating a stone building, clearly indicated by our For Sale Sign.



Do you want the best mortgage for you?
A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01467 672820. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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