

PLOT AT NORTH MAINS, PITMEDDEN AB41 7PD



- **Planning permission for build of a 4 bedroomed detached dwellinghouse with single garage**
- **Lovely scenic location**
- **Unrestricted views over countryside**
- **Close to neighboring Village with ample amenities and facilities**
- **Great commuter base for Ellon, Inverurie, Bridge of Don, Dyce and Aberdeen**

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£89,995**

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Contact Peterkins on
(01467) 672800

Description: We offer for sale this sizeable **building plot** which is located on the outskirts of the popular village of Pitmedden, well placed for commuting to Dyce, Aberdeen and the City. The plot extends to approximately 1200m² with Planning Permission granted by Aberdeenshire Council for the erection of a Detached Four Bedroomed Dwelling House, Planning Application No. APP/2011/2075.

Accommodation: The proposed accommodation, envisaged in the planning consent will comprise:- Ground Floor Entrance Vestibule, Hallway, Open plan Kitchen/Dining/Family Area, Utility Room, Study, Bedroom 4 and Bathroom. First Floor Master Bedroom with Ensuite, Two Further Bedrooms and a Shower room. There is also a detached Single Garage.

Services: Mains water, electricity and telephone adjacent to site for standard connections (the cost of connection shall be the responsibility of the purchaser). Ground source heating connection close by and drainage will be to septic tank which is already in place.

Location: Pitmedden is a popular and expanding village situated approximately 5 miles from Ellon and within easy commuting distance of Aberdeen, the Airport and Industrial Estates at both Dyce and Bridge of Don. There is a Health Centre in the village, a few local shops, a take-away, nursery and primary school with secondary education available at Meldrum Academy.

Directions: Travelling from Inverurie take the B9170 to Oldmeldrum. On arriving in Oldmeldrum continue through the Village and out Oldmedrum Road taking a left onto the A920 for Pitmedden / Ellon. Continue along for several miles until reaching a left turn again signposted for Ellon A920. Follow this road round and the site is located at the right hand side not long after the sharp right turn, clearly identified by a Peterkins For Sale sign.

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