

# Land at South Smithy Cottage

BRIDGE OF DON, ABERDEEN, AB23 8BD



*Plot with full planning permission in place (Granted December 2024), for a substantial detached house*



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Build your dream home! The plot at South Smithy, Ellon Road, is mostly level with full planning permission in place (Granted December 2024), for a substantial detached house extended to around 200 m2. Access will be via a private driveway to the rear, leading onto West Murcar Crescent, where all services are believed to be present.

# THE PLOT



The finished house will be “chalet Style” and comprise a capacious, open plan, kitchen/ dining/ family space, which faces south and east, a living room, ground floor bedroom, shower room and utility.

The first floor comprises the principal bedroom with an ensuite, two further bedrooms and a family bathroom. A double garage and ample gardens will complete this fabulous house once complete.

# FLOOR PLANS



First-floor

FLOOR AREA = 73 m<sup>2</sup>



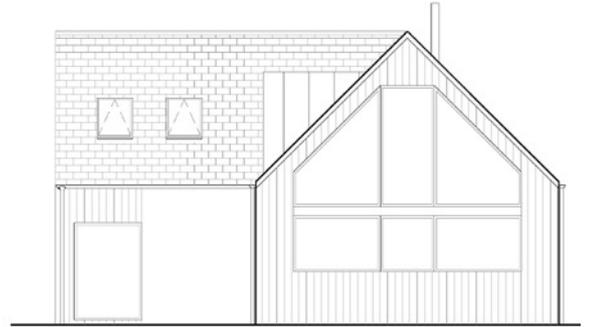
Ground-floor

FLOOR AREA = 118 m<sup>2</sup>

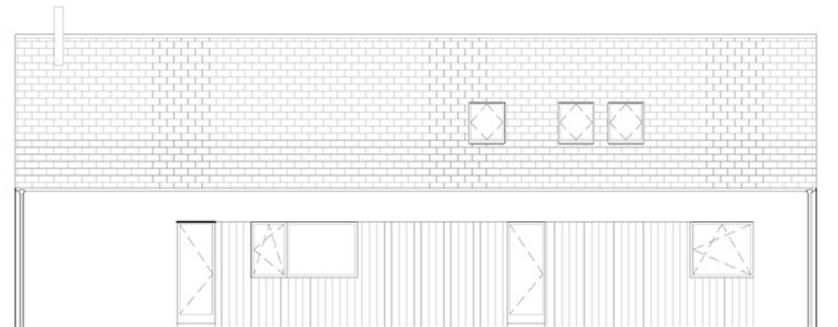
# ELEVATIONS



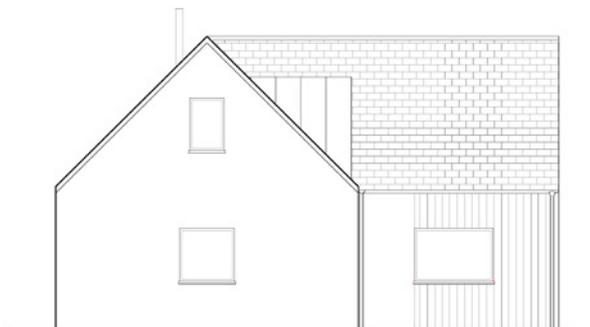
SOUTH ELEVATION



EAST ELEVATION

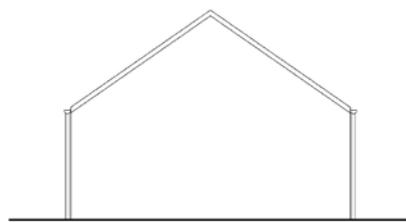


NORTH ELEVATION

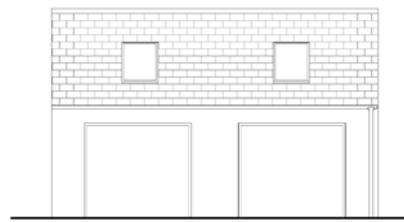


WEST ELEVATION

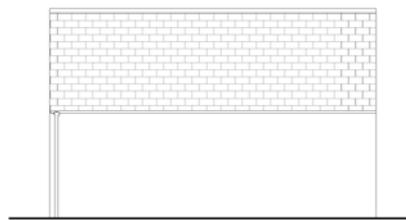
House Elevations



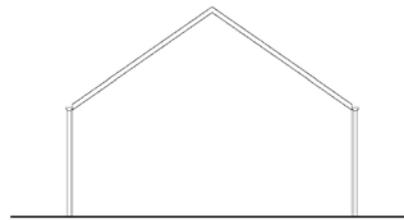
SOUTH ELEVATION 1:100  
0 5m



EAST ELEVATION 1:100  
0 5m



NORTH ELEVATION 1:100  
0 5m



WEST ELEVATION 1:100  
0 5m

Garage Elevations



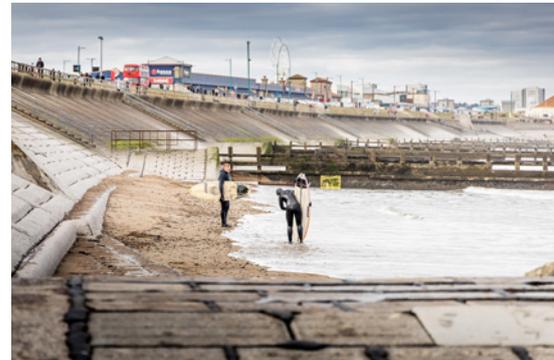
# THE LOCATION

Bridge of Don is a hugely underrated suburb of Aberdeen, with excellent and regular public transport links available to and from the city centre, and the AWPR (Aberdeen Western Peripheral Route) makes all industrial areas north and south of the city readily accessible.





The area enjoys extensive open parks and landscaped areas with a multitude of outdoor activities and pursuits available close by. There are excellent children's nurseries, primary and secondary schools. There are excellent shopping facilities in and around the area, including a substantial superstore and a variety of independent local shops and amenities, pubs and a hotel. Regular trains from Dyce station into the city centre and for travel further afield, Aberdeen Dyce International Airport is right on your doorstep.



# McEwan Fraser Legal

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