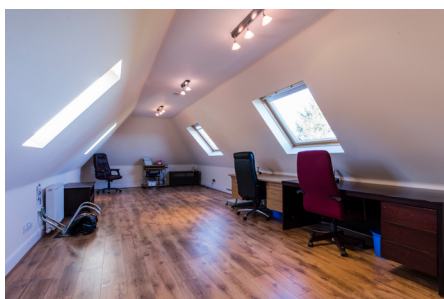


# Office building with flexible use and parking

Located within easy commuting distance from Aberdeen

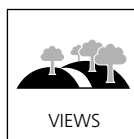
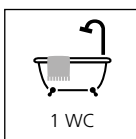
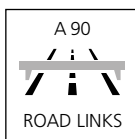


## The Office, Muirskie Grange

Denside of Durris, Aberdeen, Aberdeenshire, AB31 6EB



Scan Here!







\*Viewing is a must\* This office provides the perfect opportunity to be located in the countryside yet ideal for commuters from Aberdeen or surrounding areas to be close to local business activity.

Also within easy reach is the popular town of Banchory, with a range of local amenities, shops and well-regarded facilities including quality restaurants to entertain clients close to

the office location.

This office was specifically designed and fitted out for a business in the financial services and would suit a similar company or companies looking for a dedicated space without the high office costs of the city. It offers versatile office accommodation for many business types and within the reach of travelling customers from the city and providing affordable office space.

## The Office - Muirskie Grange



The office comprises an entrance reception area, a small galley kitchen and toilet facilities all located on the ground floor. The stairs lead to the first floor with open office space suitable for multiple desks and filing cabinets.

Large Velux windows provide a nice outlook

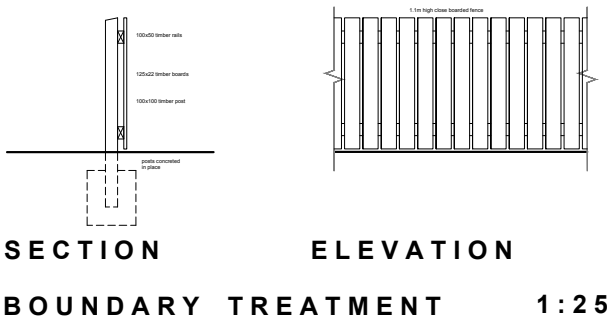
and provide plenty of light which results in a bright working environment. The office is modern with the necessary fixture and fitting expected in a commercial property including oil fired central heating and fire extinguishers. There are four dedicated car parking spaces that come with the sale of the office.





SITE PLAN

1 : 2 0 0



<b>Accommodation Schedule</b>	
Site Area:	119m <sup>2</sup>
Car Parking:	2no.
Ground Floor Area:	26m <sup>2</sup>
Upper Floor Area:	56m <sup>2</sup>

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CLIENT

Mr D Mackay

PROJECT

Proposed Conversion to Dwelling  
5 Muirskie Grange, Denside of Durris

DRAWING TITLE

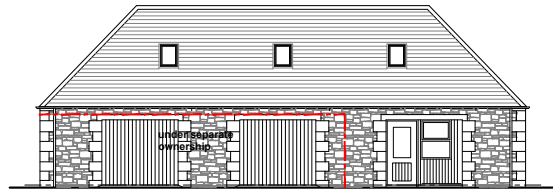
Site Plan

SCALE	DATE	DRWG NO	REVISION
1:200	23/08/18	18-240/02	B

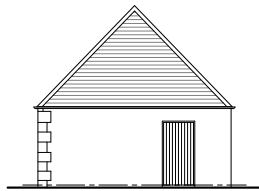
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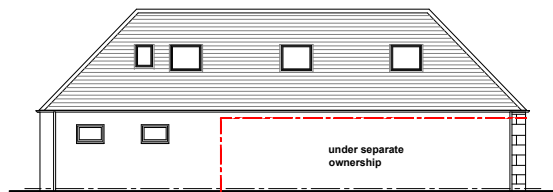
DEVELOPMENT AT 5 MUIRSKIE GRANGE, DENSIDE OF DURRIS



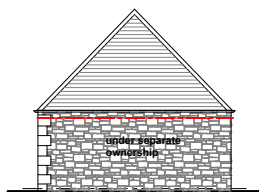
WEST



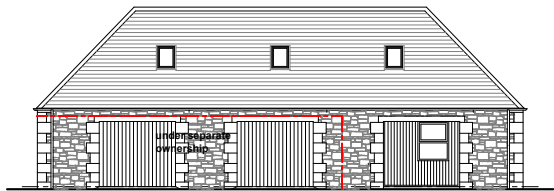
SOUTH



EAST  
ELEVATIONS



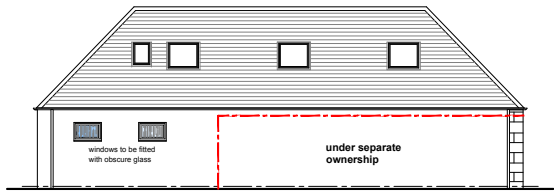
NORTH  
1:100



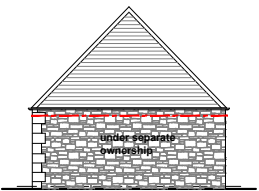
WEST



SOUTH

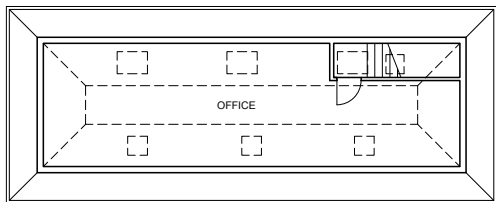


EAST  
ELEVATIONS

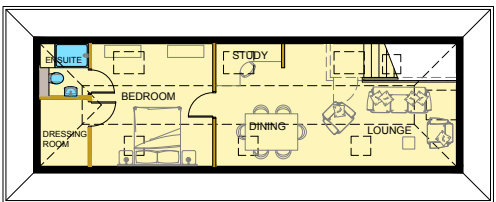


NORTH  
1:100

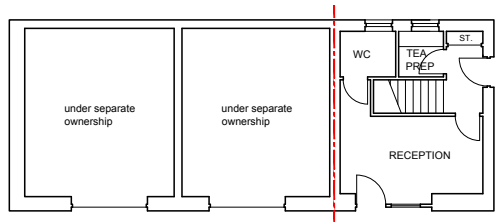
- Finishes:  
Windows: Timber frame painted, colour white  
Roof lights: Timber frame metal clad externally, colour grey RAL9005  
Infill panel: Timber linings painted, colour white  
Fence: Treated timber self coloured



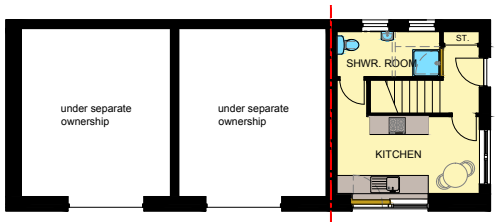
UPPER FLOOR LAYOUT 1:100



UPPER FLOOR LAYOUT 1:100



GROUND FLOOR LAYOUT 1:100



GROUND FLOOR LAYOUT 1:100

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CLIENT  
Mr D Mackay

PROJECT  
Proposed Conversion to Dwelling  
5 Muirskie Grange, Denside of Durris

DRAWING TITLE  
Existing Office

SCALE	DATE	DWG NO	REVISION
1:100	23/08/18	18-240/03	A

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Proposed Conversion to Dwelling  
5 Muirskie Grange, Denside of Durris

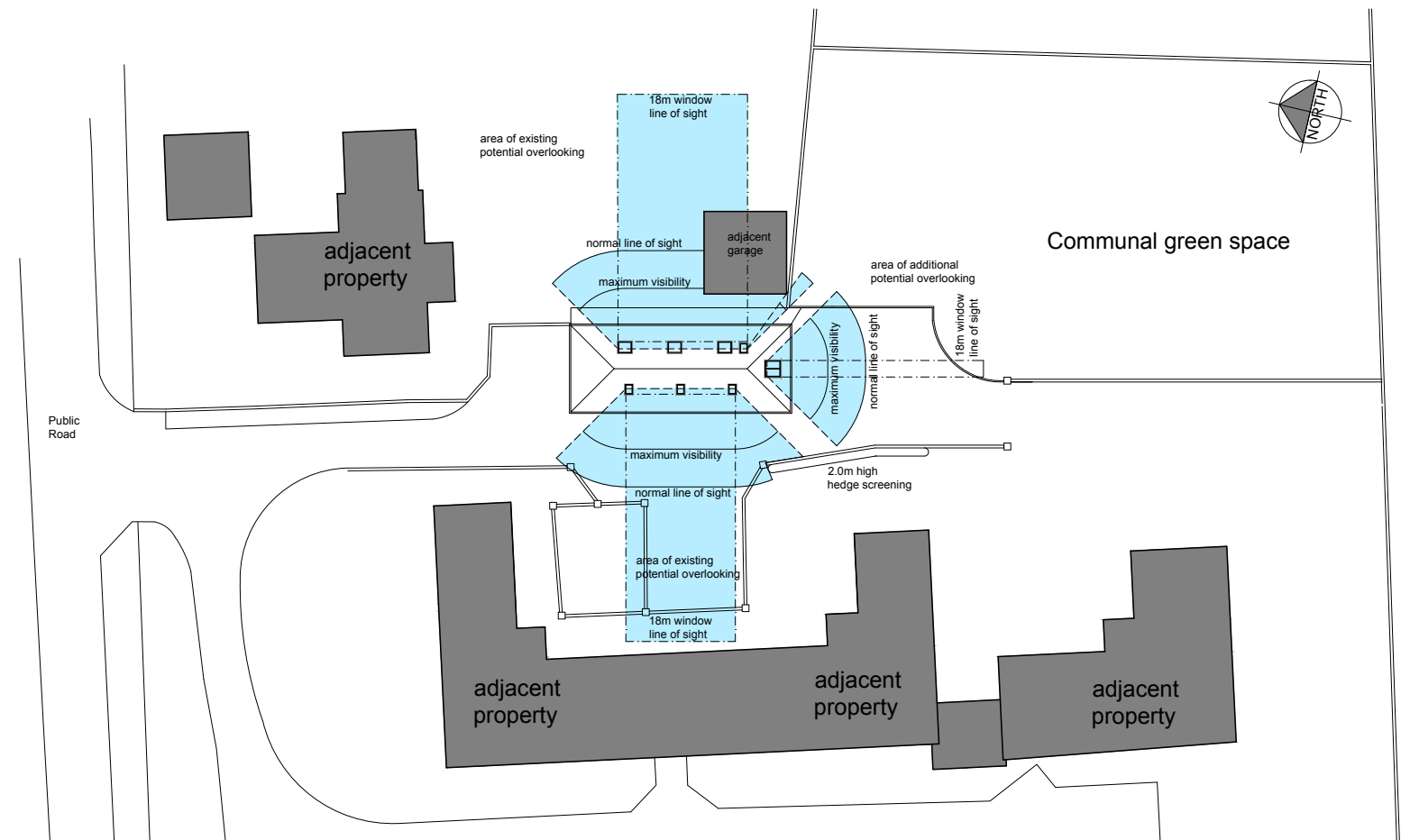
DRAWING TITLE  
Proposed Dwelling

SCALE	DATE	DWG NO	REVISION
1:100	23/08/18	18-240/04	A

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DEVELOPMENT AT 5 MUIRSKIE GRANGE, DENSIDE OF DURRIS

DEVELOPMENT AT 5 MUIRSKIE GRANGE, DENSIDE OF DURRIS



**RULES OF MEASUREMENT**

Overlooking windows:

As adjacent buildings are approximately 90° from proposal, minimum separation distance between proposed & existing windows is 2m & any window greater than a distance of 18m from proposal to be excluded

Overlooking amenity space:

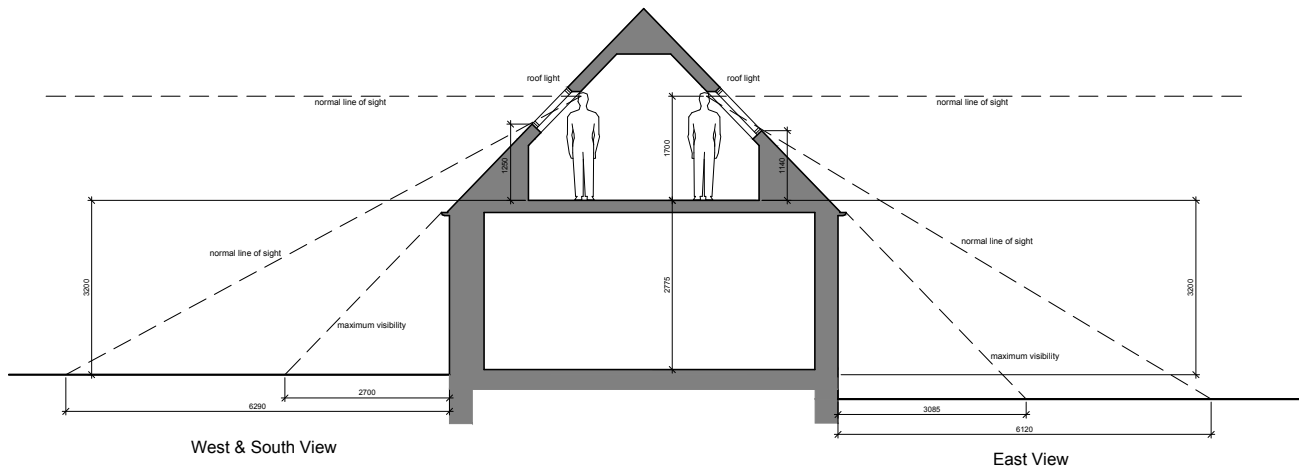
A distance of 10m to boundary as allowed under permitted development

**Note:**

As only the south facing roof light is additional this is the only element of overlooking made worse by the proposal and mostly affects the communal space as it is negated by the boundary screening to the middle dwelling to the west

**SITE PLAN**

**1:200**



**SIGHT LINE SECTION**

**1:50**

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Proposed Conversion to Dwelling 5 Muirskie Grange, Denside of Durris		
DRAWING TITLE		
Potential Overlooking Diagram		
SCALE	DATE	DRAWING NO.
As Shown	26/09/18	18-240/05
REVISION		
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