



## Plot with Planning Kirkton Of Benholm, Montrose, DD10

OUT

**Asking price £98,500**



Nestled in the charming village of Kirkton of Benholm, this exceptional building plot offers a unique opportunity for those looking to create their dream home. With full planning permission (APP/2021/2199) and a building warrant (BW/2022/0210) already in place, this site is primed for the construction of a four-bedroom residence, complete with 2 family bathrooms and a WC.

The plot is ideally situated just a five-minute drive from the esteemed Lathallan School, making it perfect for families. The vibrant coastal towns of Montrose and Johnshaven are also within easy reach, providing a delightful mix of local amenities and scenic seaside charm. For those who enjoy the great outdoors, the nearby St Cyrus beach and the historic Brotherton Castle offer a wealth of recreational activities and picturesque walking trails.

This plot is bordered by the tranquil Burn-of-Benholm to the north, a lush farmers field to the west, and a flourishing orchard to the east, which is part

