

The Walled Garden

QUEENS ROAD | ABERDEEN

The Opportunity

A seldom-available chance to secure a prime site in Aberdeen's highly desirable West End. This serviced plot comes with full planning permission and building warrant for an architect-led four bedroom contemporary home, with walled garden and private parking.

Key features:

- Prime West End location
- Full planning permission and building warrant in place
- Striking contemporary design
- Fully serviced and cleared plot ready for immediate purchase

There are several purchase options to consider:

Option A - Purchase the plot and self manage the build

Option B - Purchase the plot with a build management contract with Diamond Property Developments for a turnkey home in line with the approved design.

Option C - Reserve a completed home off-plan. Completion would be 9 - 12 months from reservation.

There may be tax advantages to purchasing the plot separately, buyers should seek independent financial advice. Please contact Knight Frank to discuss the options.



The Site - Queens Road

Queens Road is one of Aberdeen's most prestigious addresses, forming part of the city's highly desirable West End. Lined with elegant period properties and mature trees, this well-regarded thoroughfare offers a rare combination of peaceful area and city convenience. The area is home to a number of exclusive residences, boutique hotels, and private schools, and is within easy reach of the city's business districts, making it particularly popular with professionals and families alike.

Aberdeen itself, offers a rich cultural scene, excellent shopping, renowned restaurants, and a strong sense of community. The city is also home to two universities and a world-class teaching hospital, along with a growing reputation for its energy, technology, and life sciences sectors.

Beyond the city, the wider Aberdeenshire area provides a wealth of lifestyle opportunities; rugged coastlines, sandy beaches, historic castles, golf courses, and country estates. The nearby Cairngorms National Park offers exceptional walking, skiing, and outdoor pursuits, while the region's charming towns and villages provide a true taste of Scotland's heritage and hospitality. Excellent transport links, including Aberdeen International Airport and rail connections, ensure that both local and international travel is easily accessible.



An Architecturally-Designed Contemporary Home of Rare Distinction

Planning Reference: Aberdeen City Council – 230759/DPP

Diamond Property Developments, in collaboration with the acclaimed architectural practice Brown & Brown, are proud to present The Walled Garden — an exceptional home that blends cutting-edge design with one of Aberdeen’s most desirable settings.

Winners of The Best House in Britain, Brown & Brown are renowned for their distinctive, award-winning contemporary architecture that reflects both innovation and a deep respect for context. For The Walled Garden, they have crafted a truly unique four-bedroom detached home that sits in perfect harmony with its surroundings, delivering striking modern design without compromise.

The design maximises privacy, natural light, and connection to the outdoors. Carefully considered living spaces flow seamlessly to south facing landscaped gardens, a covered terrace, and private parking, while the interior specification promises exceptional attention to detail and high-end finishes throughout.

With full planning consent and build warrant secured, ready to create a bespoke home of architectural significance. For those seeking a seamless process, specification tender drawings and a turnkey build quote are available from award-winning Diamond Property Developments.

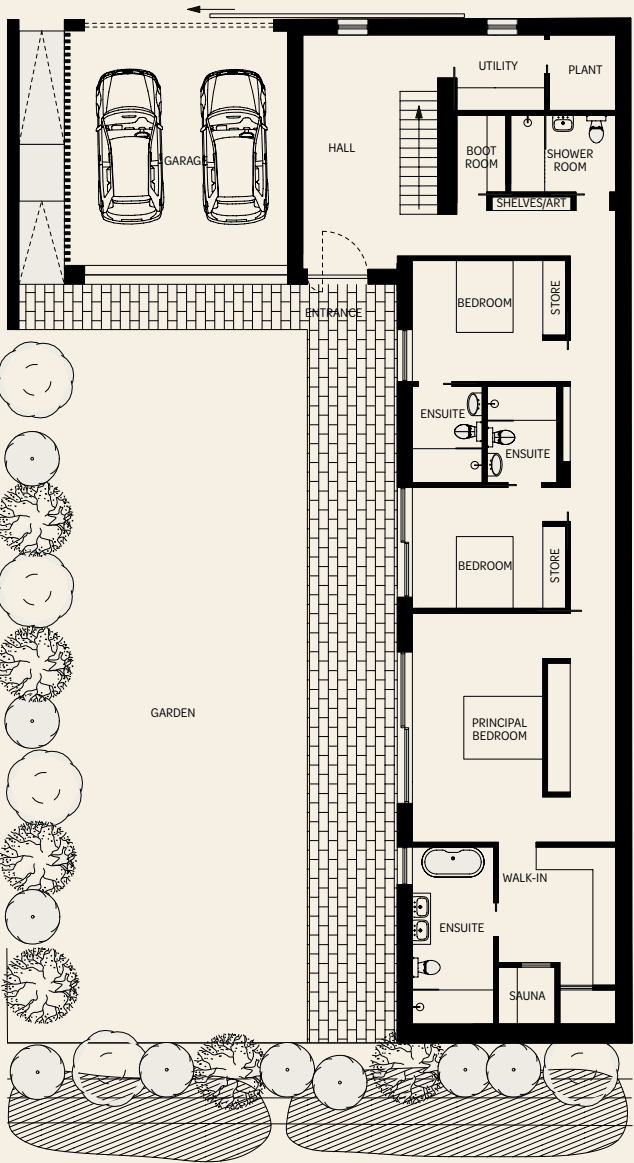
Combining architectural excellence, prime location, and development readiness — are exceptionally rare in Aberdeen.

Floor Plans

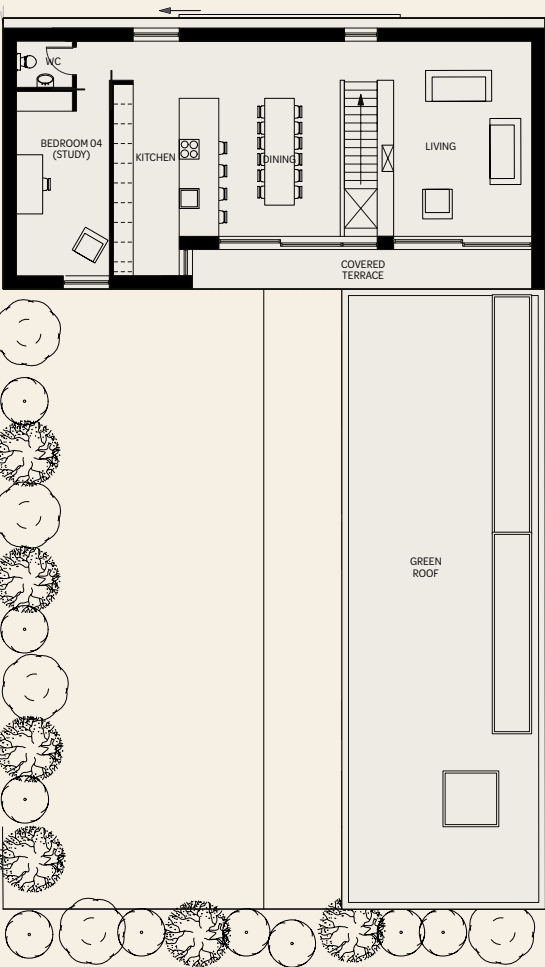
Gross Internal Area (GIA) 260 sq m
Upper Covered Terrace: 12.5 sq m
Site Area: 0.12 acres approx

Ground Floor	Size (M)
Principal Bedroom	6.1 x 5.3m
Principal En Suite	4.6 x 2.1m
Bedroom 02	3.2 x 4m
Bedroom 02 En Suite	2.6 x 1.9m
Bedroom 01	2.9 x 4m
Bedroom 01 En Suite	2.6 x 1.8m
Shower Room	2 x 2.7m
Boot Room	2 x 1.3m
Hall	5.9 x 3.4m
Utility	2 x 2.3 m
Plant	2 x 1.7m
Covered Car Park	5.7 x 5.6m

First Floor	Size (M)
Living	6 x 4.2m
Kitchen / Dining	7.1 x 6.6m
Bedroom 04	5.3 x 2.8m
WC	1.6 x 1.7m
Covered Terrace	1.2 x 10.1m



GROUND FLOOR



FIRST FLOOR



North Elevatiion – CGI illustrating the completed home in accordance with approved planning and warrant.



Approved Landscape Plan



DIAMOND

PROPERTY DEVELOPMENTS

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