

# STEWART & WATSON

your **complete** property & legal service

**3 HUNTLY ROAD,  
ABERCHIRDER, AB54 7SX**



***3 Bed Detached Dwellinghouse with Full Planning Permission***

- Lounge & Dining Kitchen
- 3 Bedrooms & Bath/Shower Room
- Full Planning Reference: APP/2012/3660
- Close to local amenities
- Development Opportunity

***Offers Over £ 100,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## TYPE OF PROPERTY

We offer for sale, this development opportunity which allows any prospective purchaser to make a habitable dwelling to their own taste. The property is located close to the local amenities within the village of Aberchirder. The accommodation currently comprises of a hallway, utility, lounge, dining kitchen, bath/shower room and 3 bedrooms. **Please note that the electricity is connected, however the water and drainage is not connected.** The property currently has planning permission under APP/2012/3660 for erection of dwellinghouse (amended design – retrospective) and building warrant BW/2006/4308.

## ACCOMMODATION

### Hallway

Utility Room (7'8" x 6' / 2.38m x 1.85m)

Lounge (14'4" x 11'5" / 4.38m x 3.51m)



Dining  
(21'6" x  
6.60m x



Kitchen  
9'9" /  
3.03m)

**Staircase**

**Bath / Shower Room (7'8" x 9'5" / 2.38m x 2.90m)**



**Bedroom 1 (10'9" x 11'6" / 3.32m x 3.54m)**



**Bedroom 2 (10'9" x 10'5" / 3.33m x 3.20m)**

**Bedroom 3 (9'9" x 10'5" / 3.02m x 3.21m)**

## SERVICES

The village of Aberchirder is served by mains water and drainage, however these services are not connected to the property, the electricity is connected.

## Council Tax Band

There is currently no Council Tax Band.

## EPC Band

Due to the property being uninhabitable there is no EPC Band.

## Entry

By arrangement.

## Viewing

By contacting The Property Shop, Turriff on 01888 563777 to arrange an appointment.

## Email

[turriff.property@stewartwatson.co.uk](mailto:turriff.property@stewartwatson.co.uk)

## Offers

All offers should be submitted in writing to our Turriff office.

## LOCATION

Aberchirder is a thriving village approximately 8 miles from the towns of Turriff and Banff both of which provide a wide range of shopping, business, leisure and educational facilities including Secondary Schooling. Local facilities in Aberchirder include shops, Primary School, Health Centre and Bowling Club.

## Reference

DDP/TUR/D26



**FREE VALUATION** – We are pleased to offer a free and without obligation, valuation of your property.  
Contact Property Department at any of our offices.

**These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.**

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331