

STEWART & WATSON

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PLOT AT BIRKENBOG

BY FORDYCE



Plot extending to approximately 1505m²

- Planning permission for three-bedroom detached dwelling
- Planning granted 26th September 2024
- Countryside views toward the Moray Firth
- Mains water & electricity connected. Private drainage.
- Site measures approximately 1505 m²

Offers Over £84,000

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PLOT AT MAINS OF BIRKENBOG, FORDYCE

TYPE OF PROPERTY

We are delighted to offer for sale this plot which extends to approximately 1505m². Country views can be appreciated, with the view to the rear also looking out toward the Moray Firth. Planning Permission was granted by Aberdeenshire Council in September 2024 under planning reference APP/2024/0810.

ACCOMMODATION

The proposed accommodation comprises:-

Ground Floor

Hallway, kitchen, dining & family area on open plan, separate sitting room, shower room, utility room and plant room.

First Floor

Master bedroom with en-suite, two further bedrooms and family bathroom.

View from plot to the right



View from plot to left



View over farmland from site



SERVICES

Mains electricity and water connected. Drainage will be to a septic tank contained within the site.

Viewing

By appointment only which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

Reference Banff/LAC

DIRECTIONS

Travelling from Cullen towards Portsoy

Take the B9018 towards Deskford. Travel along this road for 0.6 miles and take the turn on the left into Burnside (also marked Fordyce 3). Continue along this road for 0.5 miles and turn right marked Towie, travel along this road for 0.6 miles and turn left. Mains of Birkenbog is 0.6 miles along this road on the left. The site is marked by our For Sale sign.

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
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
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4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331