



**Plot at Blair,**  
Fintray, Aberdeenshire, AB21 0JL

**ledingham  
chalmers**  
estate agency





Plot



Plot

## Plot at Blair, Fintray, Aberdeenshire, AB21 0JL

**Superb plot which extends to 0.23 acres with  
planning permission**

- Site has been levelled ready for building
- Full planning permission for a four bedroom home
- Building plot extends to 0.23 acres with additional 0.33 acres
- Far reaching country views
- 6 miles from both Dyce and Inverurie
- Aberdeenshire council planning REF APP/2022/0064



0 beds.



0 bathrooms.



0 public rooms.



**Situated approximately 6 miles from both Dyce and Inverurie, we offer for sale this plot which extends to 0.23 acres with planning permission granted for a four bedroom home, with an additional 0.33 acres included in the sale.**

This is an exciting opportunity to acquire a building plot with planning permission for the erection of a four bedroom dwelling-house with single garage.

The land for sale, which enjoys superb country views as far reaching as Bennachie. The building plot is some 0.23 acres, with the current owners having levelled the plot ready for building to commence. An additional 0.33 acres are also included as part of the sale.

A road shared with three other properties, leads to the plot which is located on an elevated position. All services can be connected via the main road and surrounding properties/sources.

The proposed plans are for a four bedroom detached dwelling house with integral single garage, creating an enviable family home.

The accommodation comprises on ground level of a hallway, lounge, open plan kitchen/dining/family room, utility, shower room, bedroom four/study and garage. On the first floor there is a further three bedrooms, with the master bedroom boasting an en suite bathroom and dressing room/storage area.

The integral single garage has a window to the side, door to the rear garden and internal door to the utility room.

The planning permission and full details can be viewed on the Aberdeenshire City council web site reference APP/2022/0064.

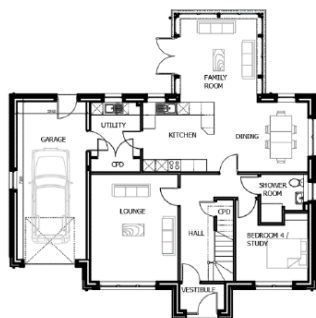


Plot

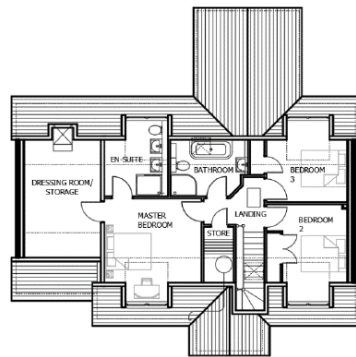


Plot Views

## Accommodation and plans



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

## Directions

Travelling from Aberdeen take the A947, continue through Dyce, crossing over the new bridge and turn left at the new set of traffic lights which will take to the B979. Proceed approximately 2.3 miles along this road and turn right at the signpost for Newmachar. After a short distance take a left then proceed along for approximately 2.8 miles and the plot is located on the right hand side.

What three words - ///collides.direct.impact

## Location

The plot at Blair is situated approximately six miles from the established suburb of Dyce and six miles from the vibrant and busy town of Inverurie. Both Inverurie and Dyce boast large supermarkets and superb amenities to suit everyday needs. The plot is also located 13 miles from Aberdeen, which is easily accessible via a good commuter road, there are also train facilities in Dyce and Inverurie. School catchments include Keithhall Primary School and Inverurie Academy, with daily buses to both passing the bottom of the track.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.