

Land at South Smithy Cottage

BRIDGE OF DON, ABERDEEN, AB23 8BD



Plot with full planning permission in place (Granted December 2024), for a substantial detached house



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Build your dream home! The plot at South Smithy, Ellon Road, is mostly level with full planning permission in place (Granted December 2024), for a substantial detached house extended to around 200 m2. Access will be via a private driveway to the rear, leading onto West Murcar Crescent, where all services are believed to be present.

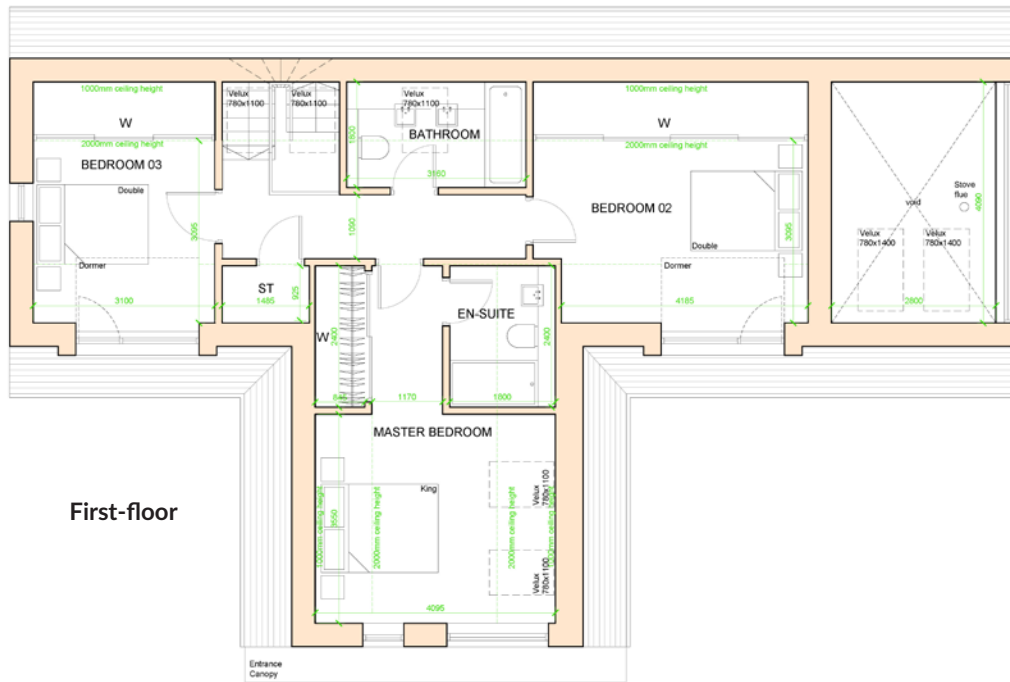
THE PLOT



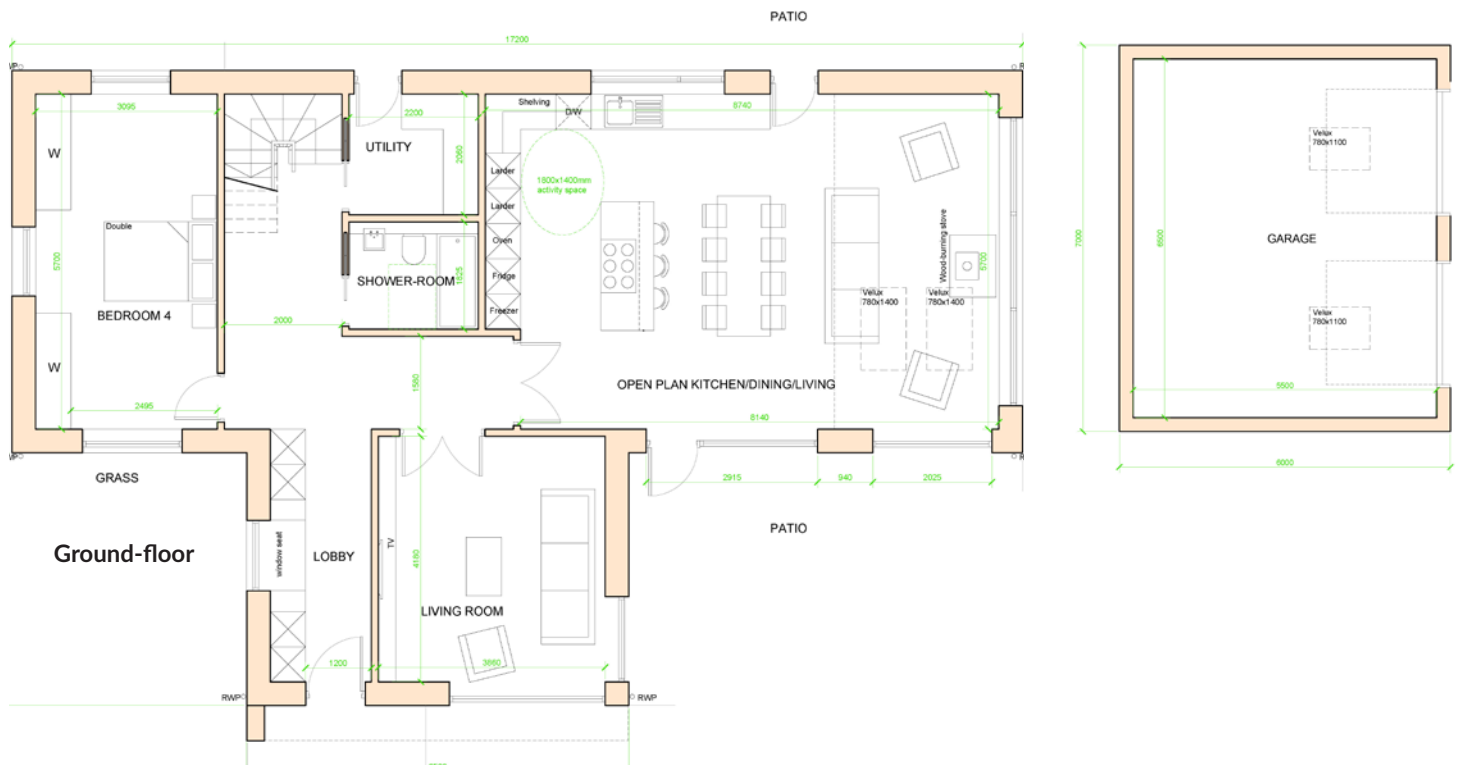
The finished house will be “chalet Style” and comprise a capacious, open plan, kitchen/ dining/ family space, which faces south and east, a living room, ground floor bedroom, shower room and utility.

The first floor comprises the principal bedroom with an en-suite, two further bedrooms and a family bathroom. A double garage and ample gardens will complete this fabulous house once complete.

FLOOR PLANS



FLOOR AREA = 73 m²

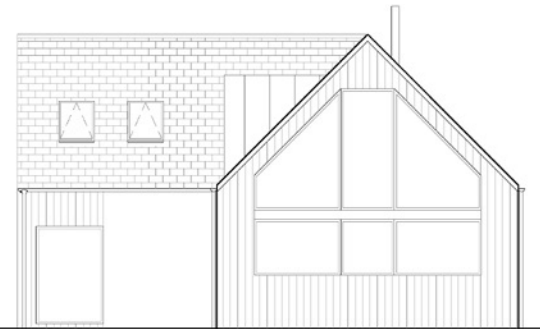


FLOOR AREA = 118 m²

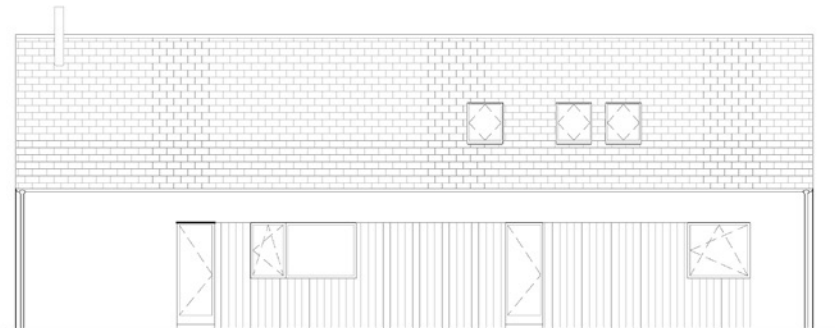
ELEVATIONS



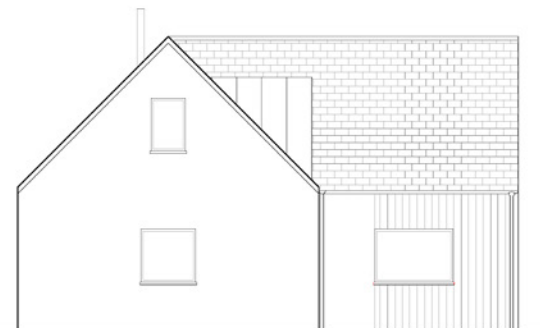
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

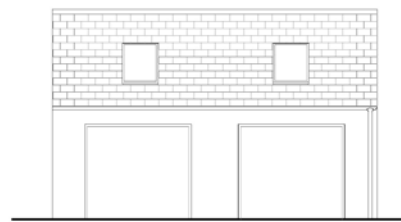


WEST ELEVATION

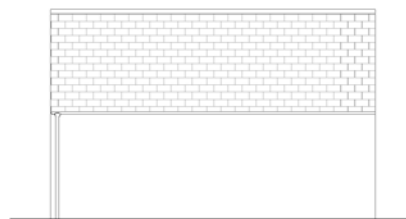
House Elevations



SOUTH ELEVATION 1:100
0 5m



EAST ELEVATION 1:100
0 5m



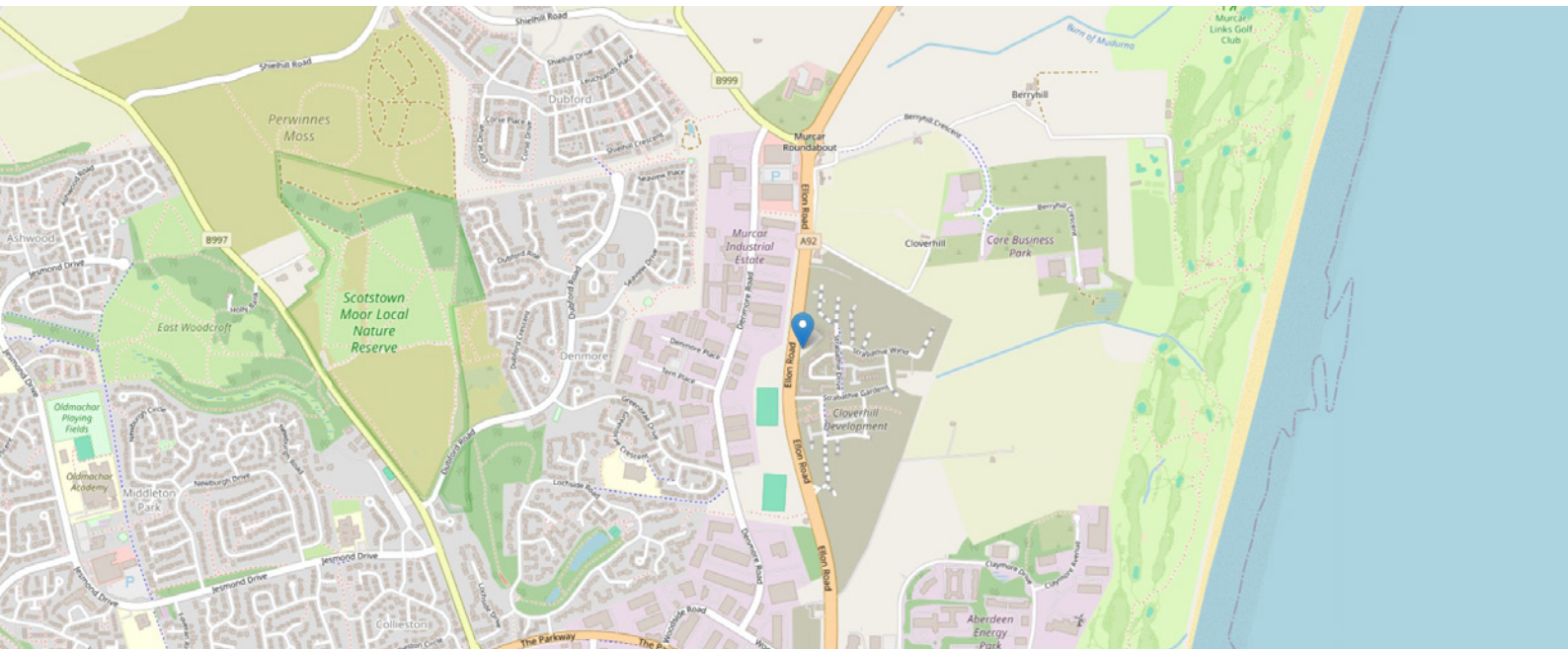
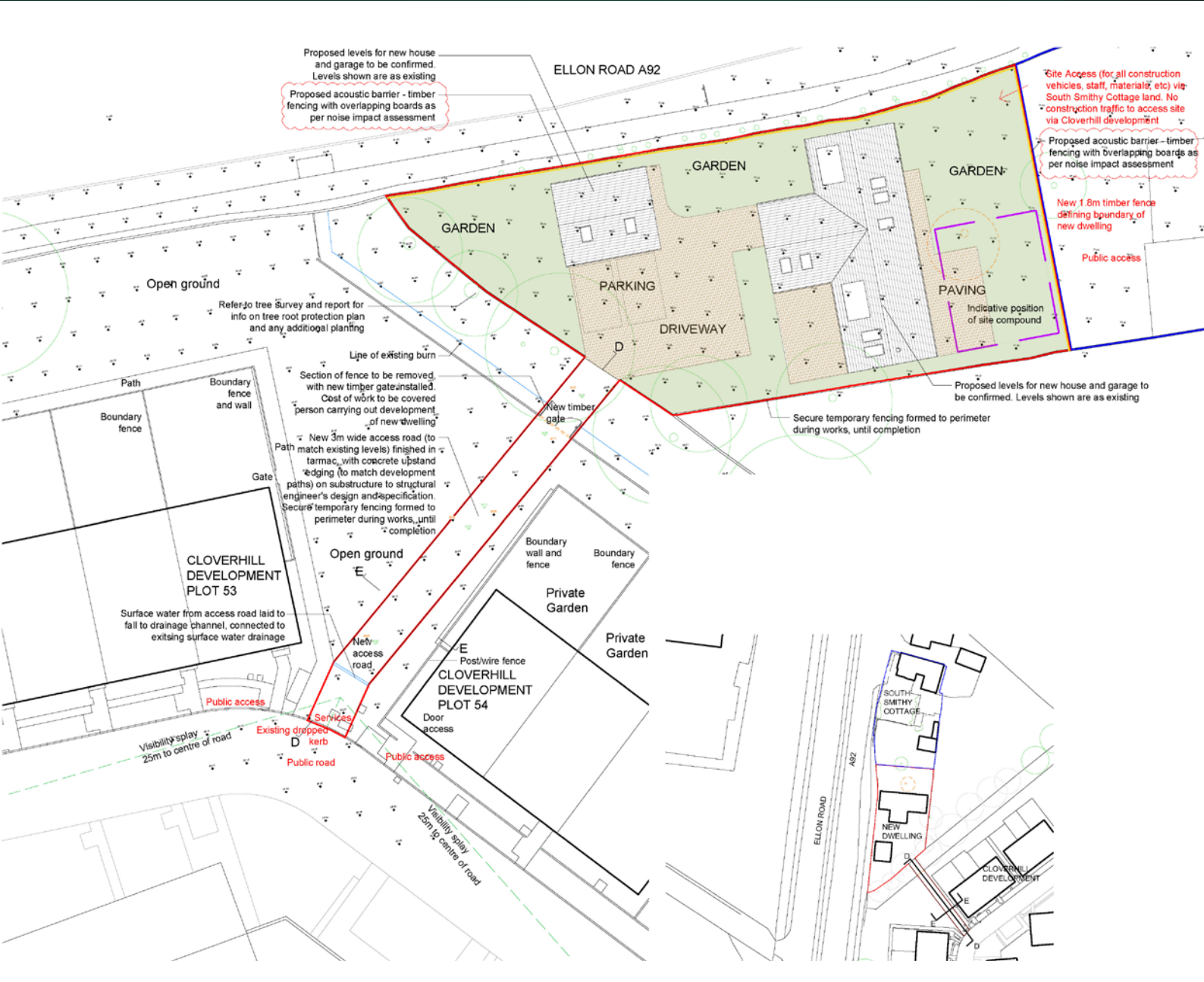
NORTH ELEVATION 1:100
0 5m



WEST ELEVATION 1:100
0 5m

Garage Elevations

SITE PLAN



THE LOCATION

Bridge of Don is a hugely underrated suburb of Aberdeen, with excellent and regular public transport links available to and from the city centre, and the AWPR (Aberdeen Western Peripheral Route) makes all industrial areas north and south of the city readily accessible.





The area enjoys extensive open parks and landscaped areas with a multitude of outdoor activities and pursuits available close by. There are excellent children's nurseries, primary and secondary schools. There are excellent shopping facilities in and around the area, including a substantial superstore and a variety of independent local shops and amenities, pubs and a hotel. Regular trains from Dyce station into the city centre and for travel further afield, Aberdeen Dyce International Airport is right on your doorstep.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
IAN HAINES
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
Designer

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