

# The Office, Muirskie Grange

DENSIDE OF DURRIS, ABERDEENSHIRE, AB31 6EB



*UNIQUE DEVELOPMENT OPPORTUNITY WITH FULL  
PLANNING PERMISSION IN THE POPULAR HAMLET  
OF DENSIDE OF DURRIS.*



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McEwan Fraser Legal is excited to present a rare opportunity to purchase a former office complex with full planning permission for conversion into a stunning one-bedroom dwelling, located within the sought-after hamlet of Denside of Durris.

The property is a traditional stone and slate building that was previously used as a small office for a financial services business. Now, with new architectural plans in place, the space will be transformed into a modern, executive one-bedroom home, ideal for residential use or as a highly desirable Airbnb or holiday let, thanks to its scenic countryside location.

Currently, the property comprises a ground-floor entrance reception, a small galley kitchen, and toilet facilities, with stairs leading up to the first floor, which consists of open office space. Velux windows provide natural light and beautiful views.

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## **The Office, Muirskie Grange**



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The new plans incorporate an extension, which will add a carport and garage. Access from the carport leads to the upper level, where you'll find a spacious open-plan layout. A modern lounge with a glass gable-end wall will open onto a balcony, offering stunning countryside views. The upper level also includes a luxurious master bedroom with an en-suite bathroom and dressing room.

Outside, ample parking will be provided by the carport and garage, with additional guest parking available and the south facing garden consisting completely of lawn which is common ground for residents, offers a great spot for dining and entertaining.

***Please note: Two separate garage spaces on the ground floor of the building are not included in the sale.***

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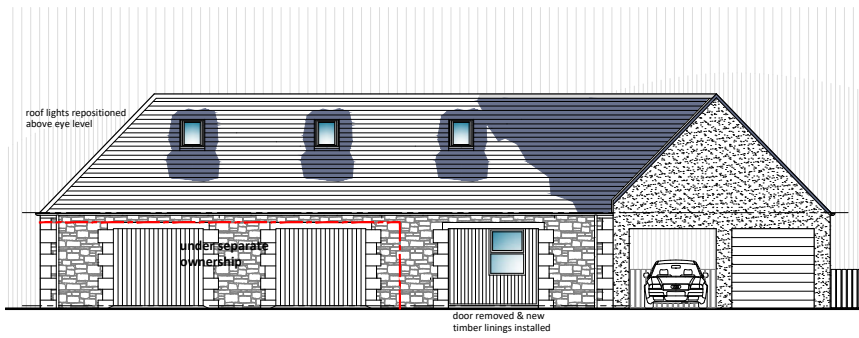




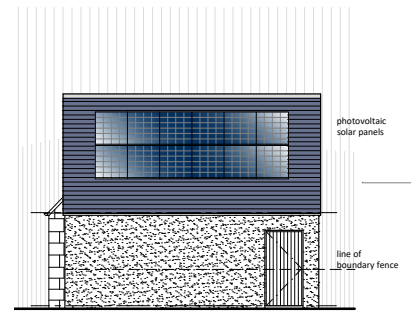




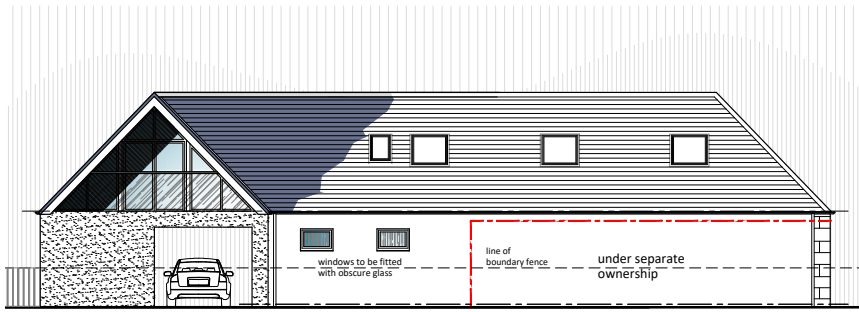




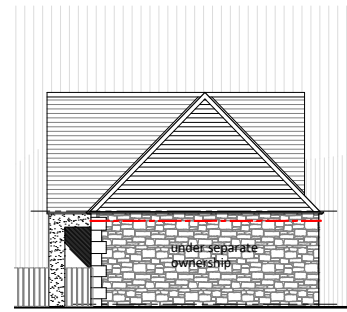
**WEST**



**SOUTH**



**EAST**

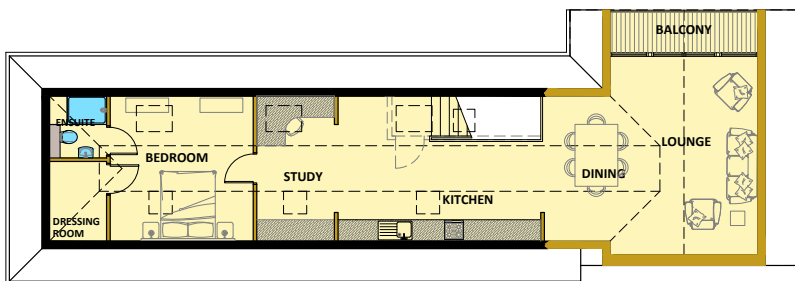


**NORTH**

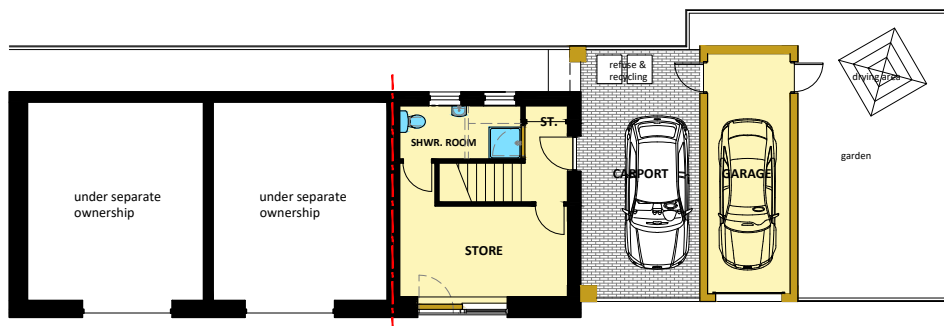
**ELEVATIONS**

**1:100**

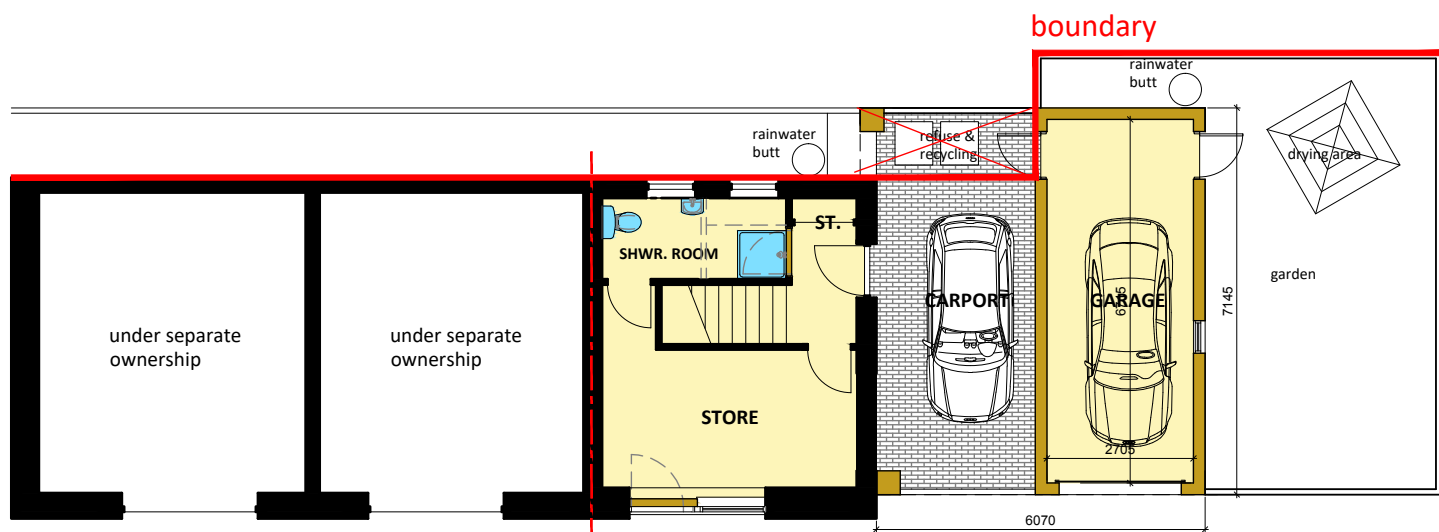
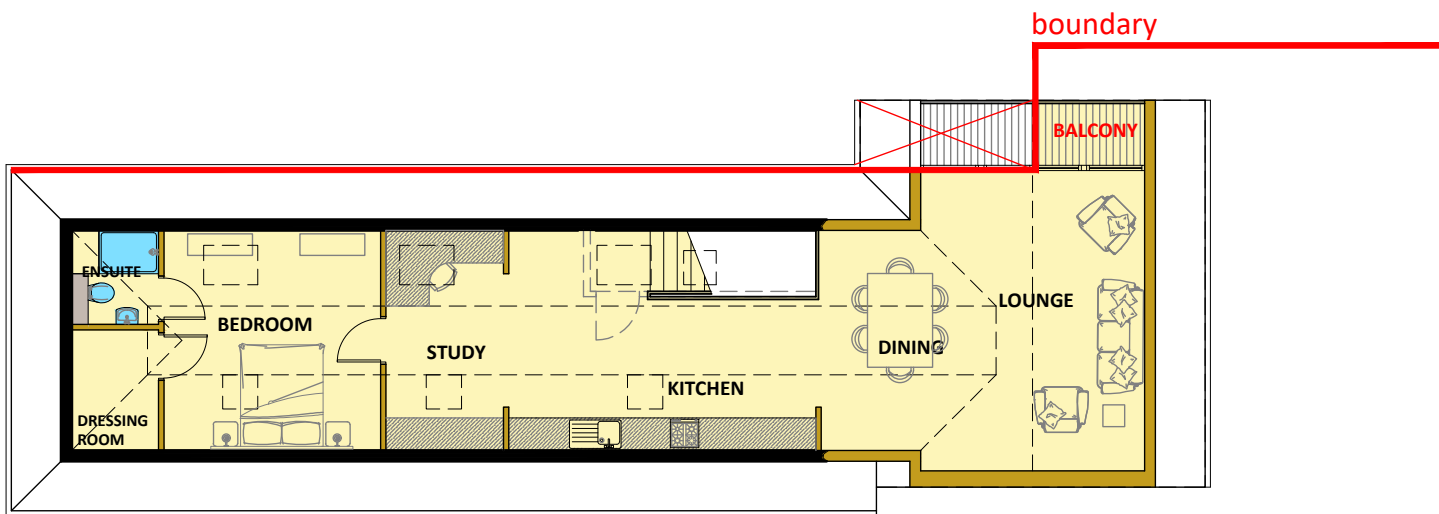
- Finishes:**
- Roof: Natural slate, colour blue/black
  - Walls: Smooth cement render, colour white
  - Windows: Timber frame painted, colour white
  - Roof lights: Timber frame metal clad externally, colour gray RAL9005
  - Infill panel: Timber linings painted, colour white
  - Rainwater goods: PVCu, colour black
  - Fence: Treated timber self coloured



**UPPER FLOOR LAYOUT 1:100**



**GROUND FLOOR LAYOUT 1:100**





**Proposed Conversion**



Situated just 3 miles from the recently opened Aberdeen Western Peripheral Route, this property offers easy access to both the city centre of Aberdeen and Dyce International Airport, each approximately 12 miles away. The charming town of Banchory, with its local amenities, shops, and excellent facilities, is also within easy reach.



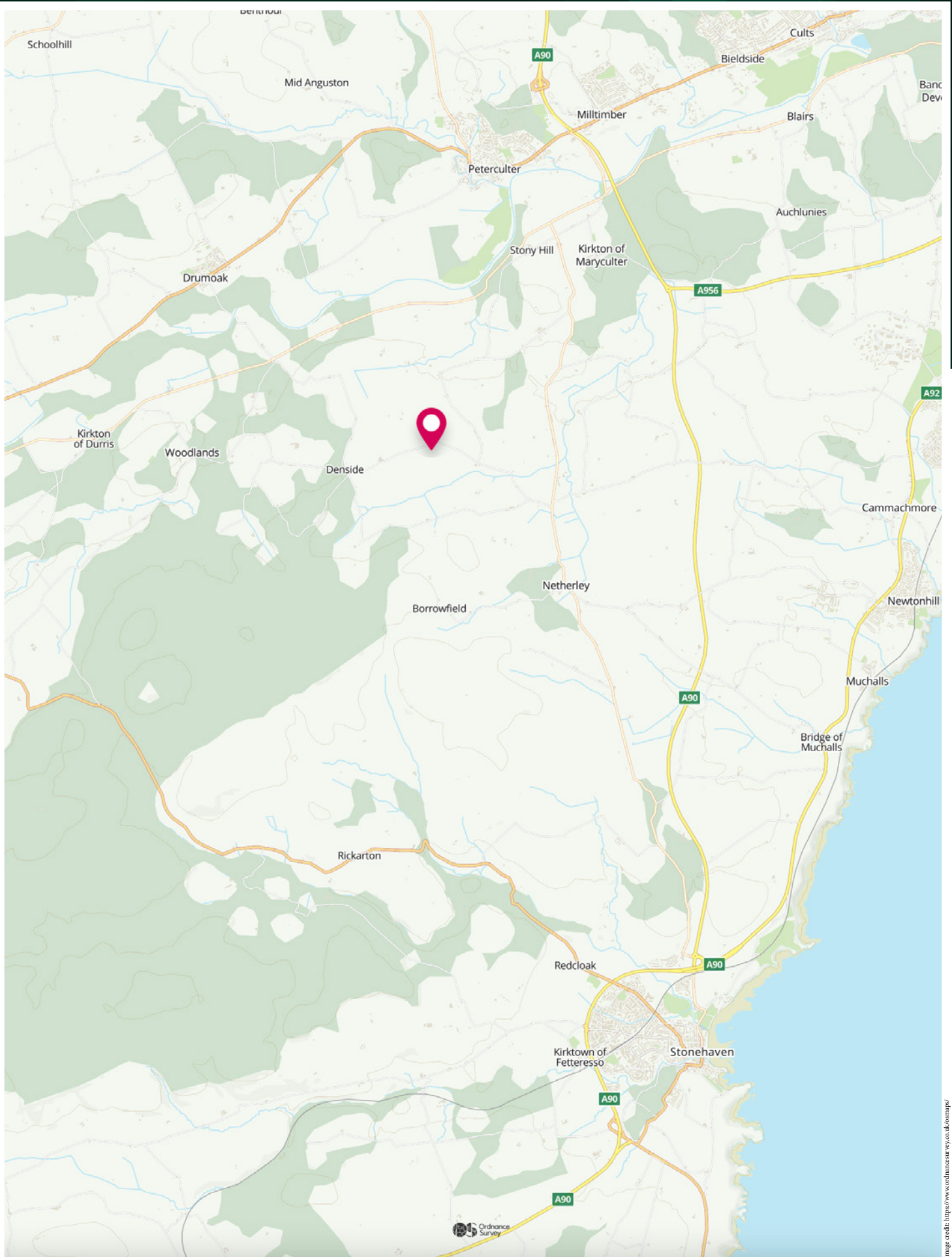


Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

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