

# Plot of Land, Culdrain

GARTLY, HUNTLY, ABERDEENSHIRE, AB54 4PY



*A GENEROUS SIZED BUILDING PLOT  
OF APPROXIMATELY ONE ACRE*



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This is a rare opportunity to purchase this south-west facing plot of land of 0.98 Acres (NJ 51955 33891 ) – situated 4 miles south of Huntly and 10 miles west of the Inch on the A97.  
<https://w3w.co/panics.vesting.digested>

In 2017, planning was initially sought for the Erection of a Dwellinghouse, including Change of Use from Agricultural to Domestic Land and Formation of Access. Aberdeenshire Planning reference APP/2017/1323.

A Building Warrant has been approved. Reference BW/2018/1219

Electricity is available on site, there is a borehole which provides water to the site, and a septic tank system will serve the property/plot. No warranty is given. Interested parties should make their own enquiries of service providers as to the availability of services or any wayleaves that may be required.













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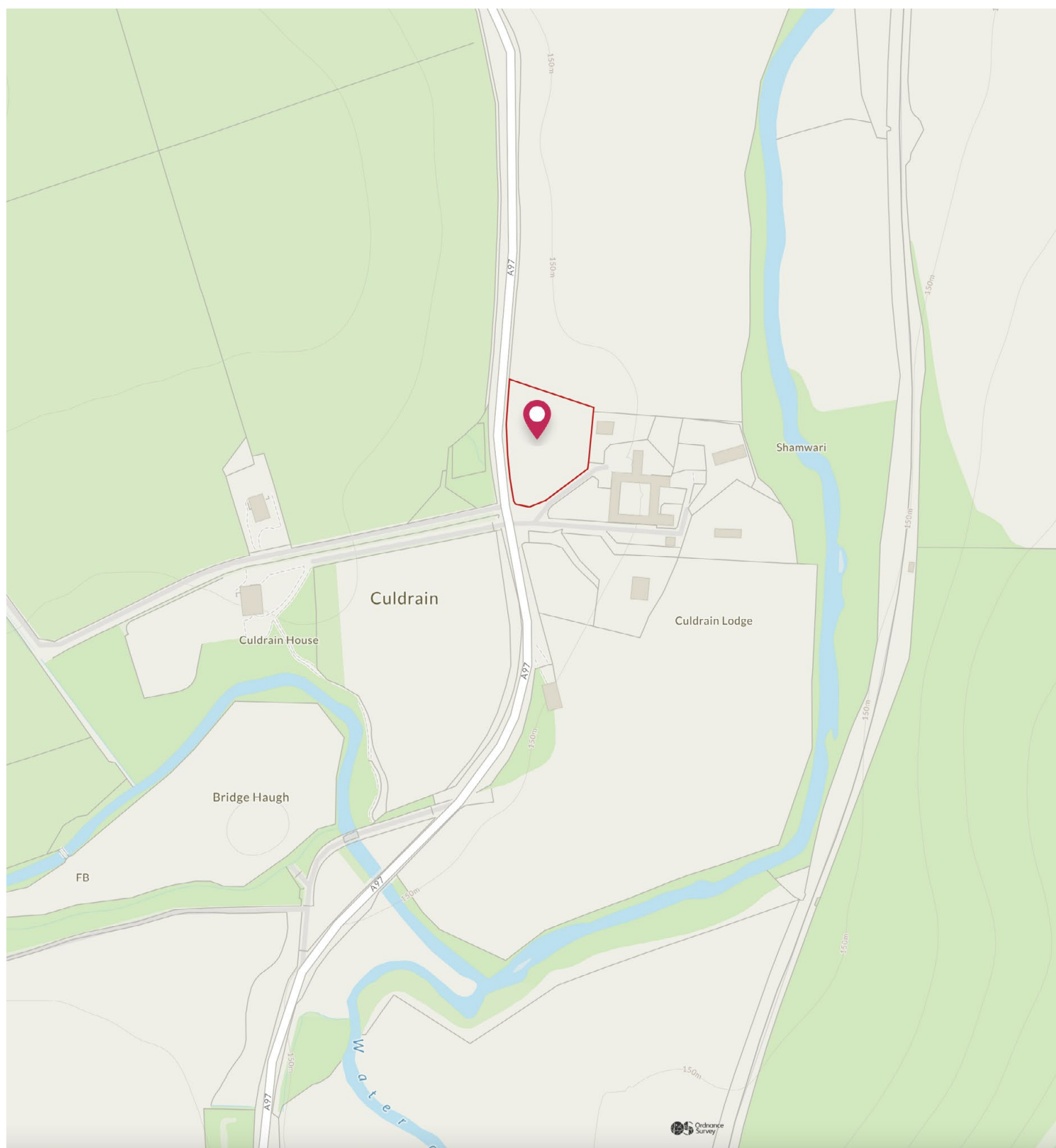
McEwan Fraser Legal is delighted to offer this generous sized building plot of approximately one acre. It is located in a charming rural setting by the A97 just north of Gartly and 4 miles south of Huntly. This plot provides the ideal opportunity to build your own life in the Scottish Highlands, whether it is an idyllic retreat or a permanent residence you have in mind. Plots of this quality rarely present themselves. Culdrain, Gartly near Huntly, is fully prepared and ready for digging foundations.

It is situated on the A97 1.5 miles north of the blissfully quiet village of Gartly, with local amenities and a primary school. The property is convenient for Huntly, a bustling town with a population of around 5700 situated on the A96 main road and rail route between Inverness and Aberdeen and 11 miles from Insch Railway Station. Huntly boasts numerous leisure facilities a swimming pool, a links golf course, outdoor bowling green and a Nordic Ski Centre. Several rivers are a short drive or walk from this property; some are famous for trout and salmon fishing. There is easy access to the A96 for Aberdeen, thirty-six miles to the southeast and Inverness, 70 miles to the northwest. Both cities offer excellent rail and bus services, with national and international flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.









# McEwan Fraser Legal

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Part  
Exchange  
Available



Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
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Designer

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