




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

Plot Adjacent to Wester Keilhill Steading

KING EDWARD, BANFF, AB45 3LP

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This spacious building plot is located in the hamlet of Denmill by King Edward in a fantastic rural location just off the A947, it is approximately 5 miles from the seaside town of Banff and 7 miles from the countryside town of Turriff.

King Edward has pre-school and primary school facilities, with higher education available at both local towns. There are also numerous leisure facilities available in the area, horse riding, mountain bike trails and numerous country walks to be enjoyed.

All the normal facilities one would expect can be found in Banff or Turriff with several banking options, major NHS health centres, local shops, post office, major supermarkets, restaurants, cafés,

a multitude of really nice tearooms, delicatessens, hotels and pubs, all of which add to the appeal of these towns, which are frequented by numerous visitors especially during peak seasons.

The East Coast Rail Network operates through Huntly, providing a link to both Inverness and Aberdeen with Huntly Railway Station being the nearest link to the property (With free parking) A compressive East Coast bus network operates through both towns.

The City of Aberdeen approximately 40 miles to the South East is easily commutable and offers excellent rail and bus services, with National and international flights provide by Aberdeen Dyce Airport.

We are pleased to offer for sale a spacious building plot located in a picturesque semi rural location of Denmill by King Edward, with the nearby seaside town of Banff and country town of Turriff only a short drive away. Planning permission has

been granted for the erection of a single detached dwelling house. The decisions and conditions can be viewed online at <http://public.moray.gov.uk/eplanning> Application Reference number **BB/APP/2018/2484**



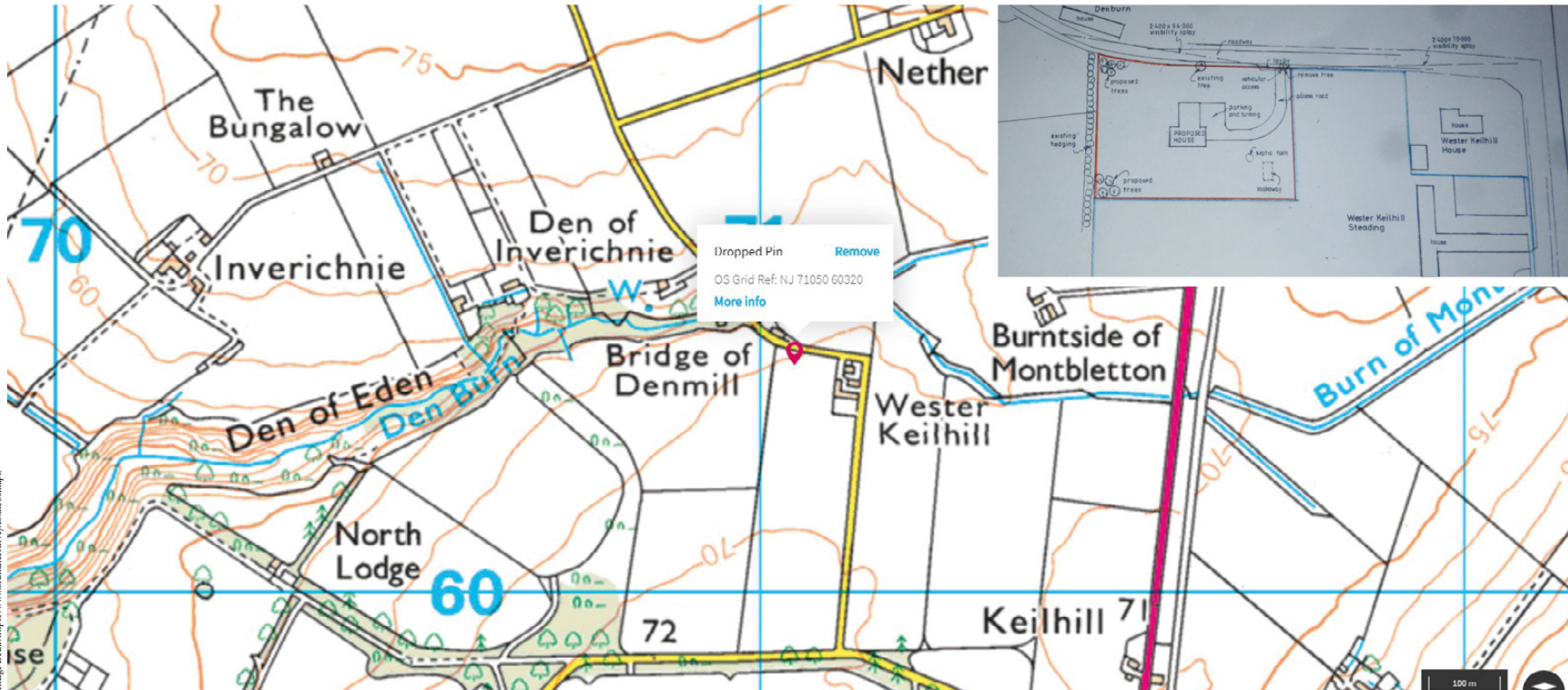


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Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
PETER REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
HAYLEY MATEAR
 Designer