

Plot West of 109 Hilton Road

ABERDEEN, AB24 4HX



*Plot of land available on Hilton Road, Aberdeen,
planning permission in principle for a detached
dwelling with driveway parking*



0131 524 9797



www.mcewanfraserlegal.co.uk



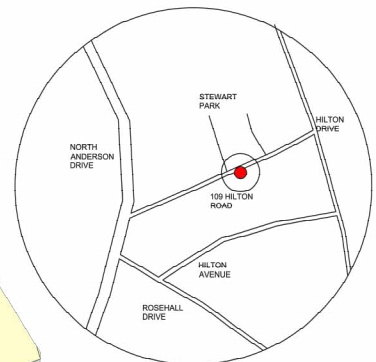
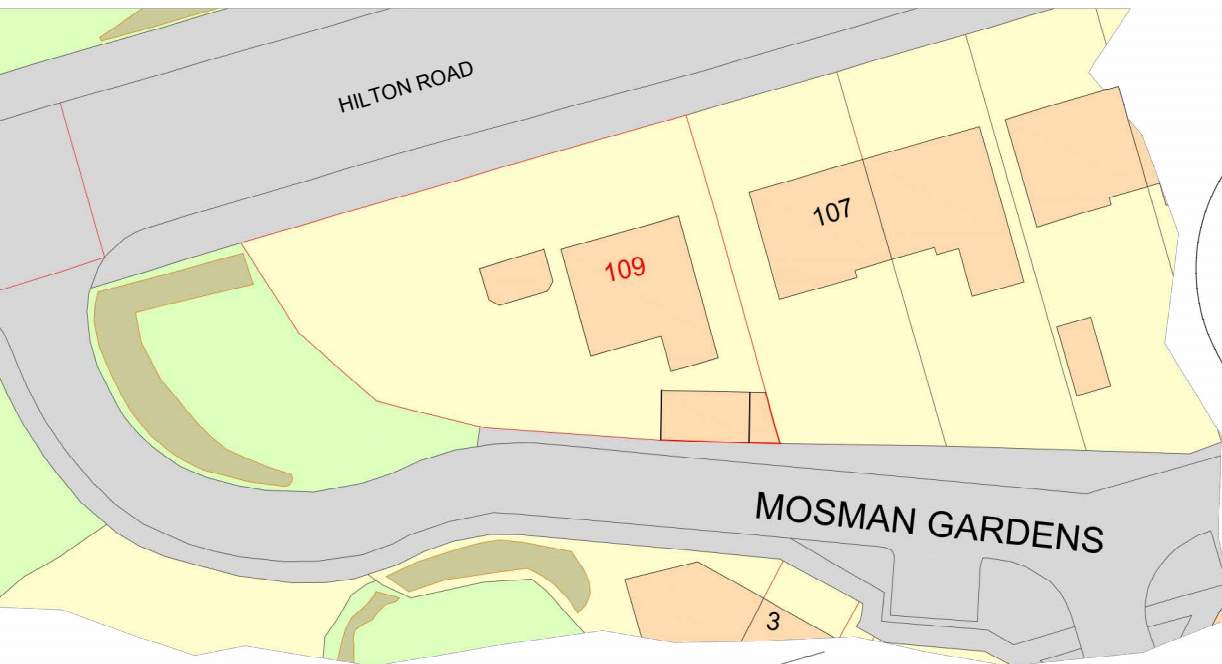
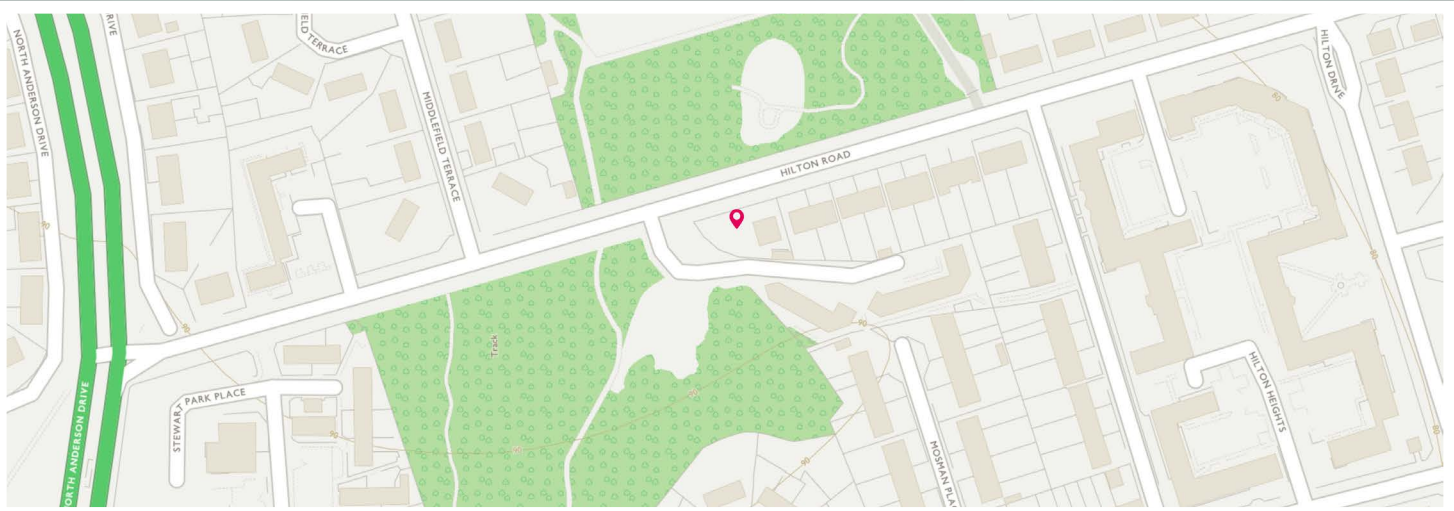
info@mcewanfraserlegal.co.uk



Land available, which currently has a detached office building and caravan on site, it has planning permission in principle for the subdivision of the plot and erection of a detached residential dwelling in the resultant plot to the west of the existing dwelling (109 Hilton Road). An indicative site layout shows a detached dwelling of similar footprint to the donor property, with a garden to the west and south.

Vehicular driveway access would be taken from a point slightly to the east of the existing driveway onto Hilton Road, serving three on-site parking spaces. The existing conservatory style detached office building would be demolished.

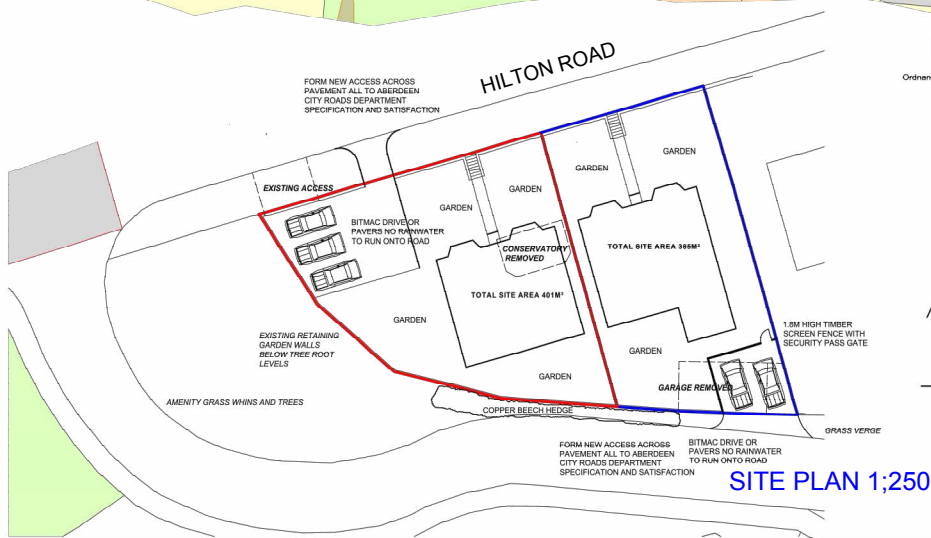




LOCATION PLAN nts

BLOCK / LOCATION PLAN 1;250

Ordnance Survey, (c) Crown Copyright 2017. All rights reserved. Licence number 100022432



SITE PLAN 1;250



AMENDMENTS	PROJECT DETAILS	RICS	CIOB
	ERECTOR OF DWELLINGHOUSE @ LAND ADJACENT TO 109 HILTON ROAD ABERDEEN	D K MELDRUM LTD ARCHITECTURAL SERVICES BUILDING CONSULTANCY	
	DRAWING DETAILS	Tel: 01888 288635 Mob: 07800841674 E-Mail: Dmldrums1957@aol.com Office: Ardschaith 50 Market Street Turriff	
	Proposals: Split site Date: 13/03/2017 Drawn: DKM REF No 1SS	DRAWING SIZE A2 Landscape	

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.