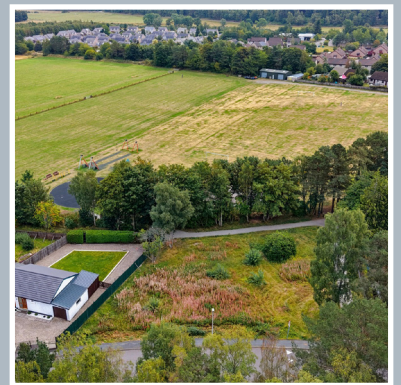




Site to the South of Abriachan

Monaltrie Avenue, Ballater, Aberdeenshire AB35 5RX



mackinnons
solicitors

We are delighted to bring to the market this building plot with full planning permission for the construction of a four bedroom, three public room, 1.5 storey detached home, complete with double garage.

Ideally situated within a quiet residential area in the sought after and thriving village of Ballater on Royal Deeside.

The sale of the plot offers prospective purchasers the opportunity to build an attractive family home on a site extending approximately 0.293 acres.

The site is offered for sale unserviced. However, electricity, water, sewage and telephone services are all available adjacent to the site. Purchasers will be required to make their own enquiries regarding existing services

- Attractive Village Location
- Full Planning Permission APP/2026/0533
- 0.293 Acres

Proposed Dwellinghouse, South of Abriachan, Monaltrie Avenue, Ballater



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

Council Tax
Band N/A

EPC
Band N/A

Entry
By Arrangement

Viewing
Contact Solicitors
013397 55633

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