



grampian **property** centre



BUILDING PLOT AT NORTH DARKLANDS LHANBRYDE MORAY



Located within an attractive semi-rural position on the outskirts of Lhanbryde village is this spacious Building Plot measuring approximately 0.43 of an acre. The site has Planning permission passed for a 4 Bedroom Detached Family Home with Garage.

The village of Lhanbryde offers local amenities to include a butcher, bowling green, post office and convenience store, chemist, local pub and a Primary School. The village is well positioned for Elgin which provides a wider range of facilities and schools.

The site will be serviced with mains electricity and mains water.

Planning Permission Passed

Planning Reference Number – 14/01032/APP

OFFERS IN REGION OF £97,500

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52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: info@gpc-forres.co.uk / www.gpc-forres.co.uk

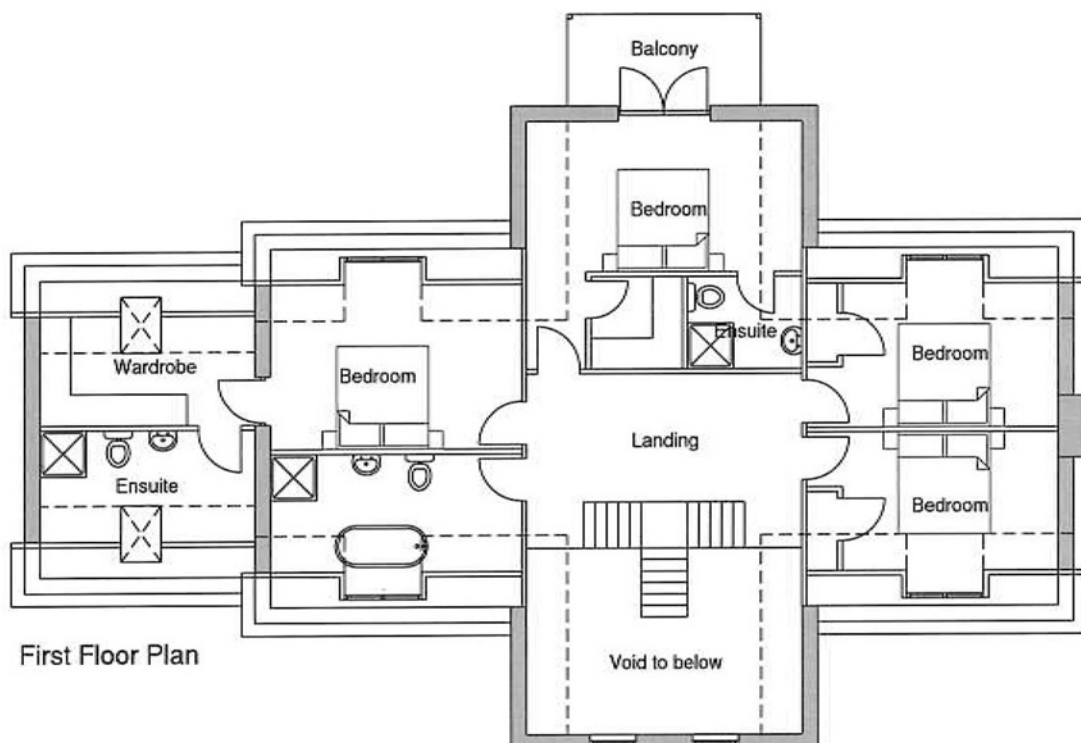
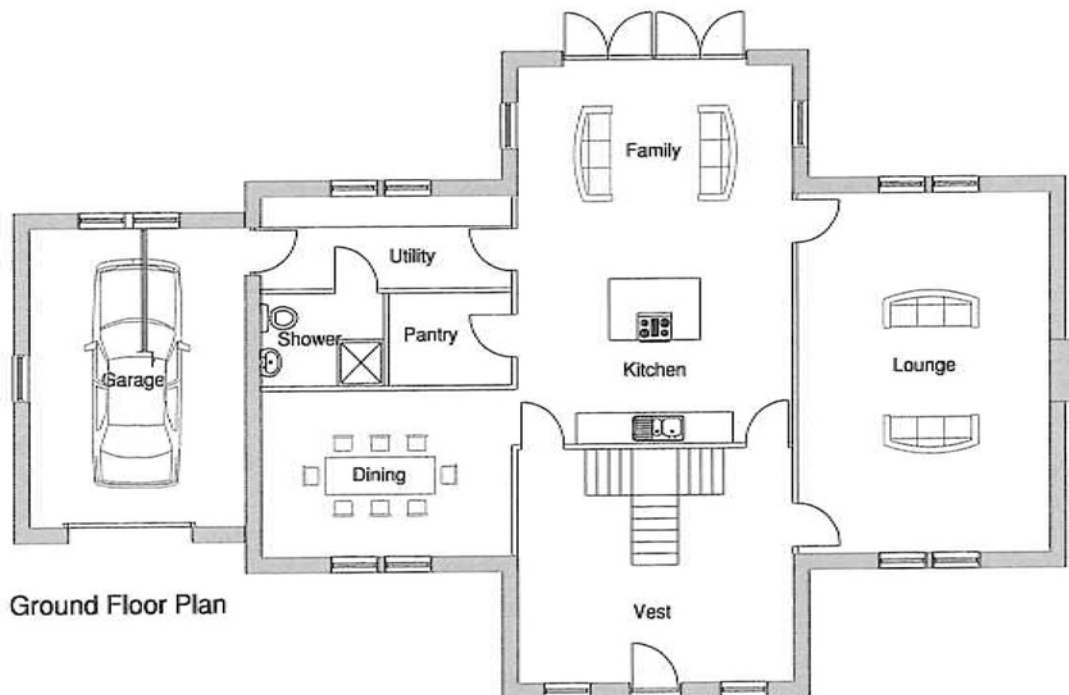
The site is positioned on a generous sized corner plot location measuring approximately 0.43 of an acre. Planning is passed to build a 4 Bedroom Detached Family Home with Garage.

The design of the house which has been passed for the site comprises an Entrance Vestibule, Lounge, Kitchen/ Dining Room with Pantry, Utility Room, Dining Room and a Ground Floor Shower Room.

A mezzanine design Landing, Master Bedroom with Balcony, En-Suite Shower Room and Walk-in Wardrobe, a 2nd Bedroom with En-Suite Shower Room and En-Suite Dressing Room, 2 further Bedrooms and a Bathroom.

The sites will be serviced with Mains Water and Electric. The septic tank installation will be the responsibility of the purchaser.

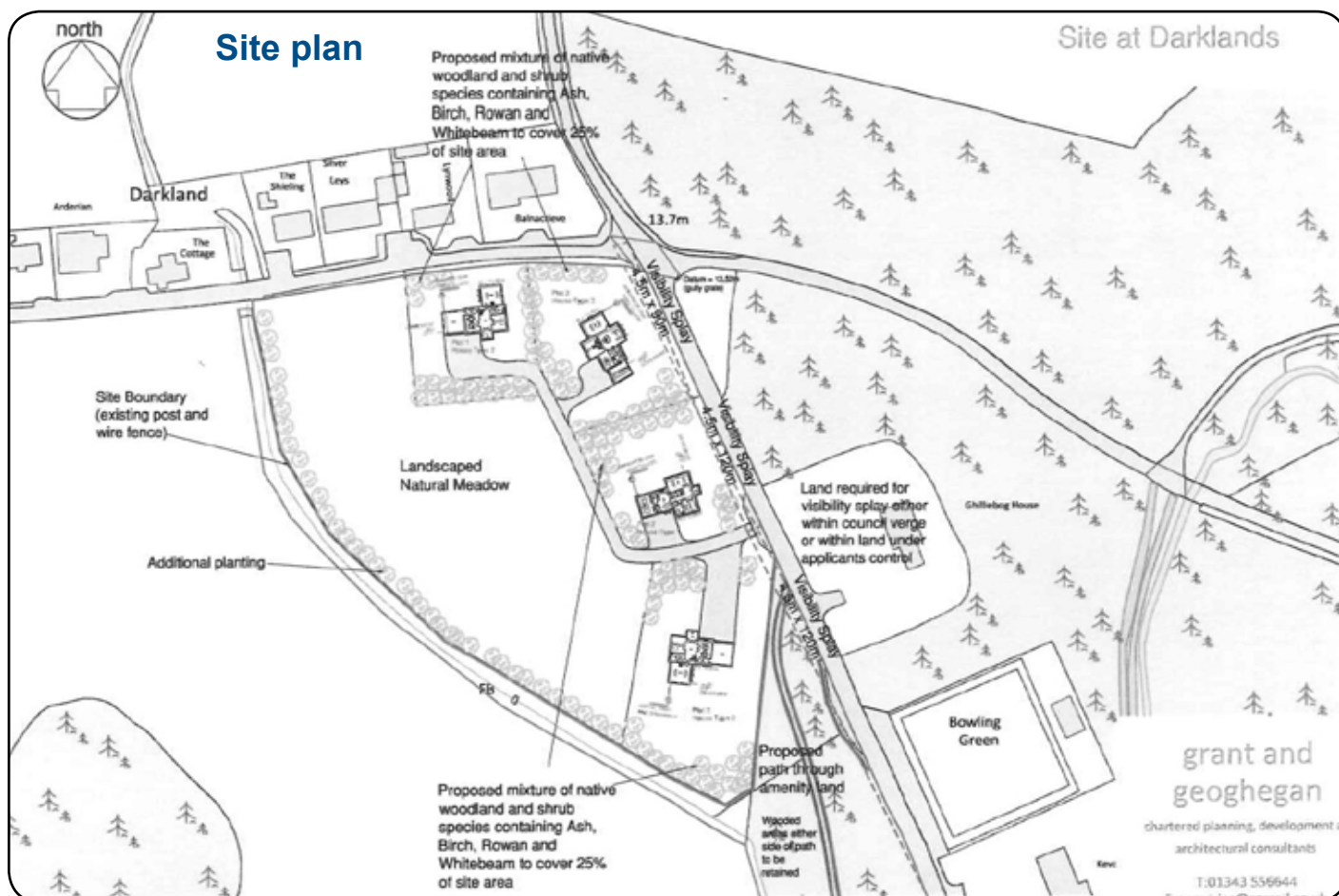




Description Act

be advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.

O/S Ref:- 100047337 GPC13444



Note 1

Planning reference number 14/01032/APP. Mains Water and Electric will be provided to the site. The installation and cost of the septic tank will be the purchasers responsibility.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested or checked that they are connected, and does not imply that these are in full and efficient working order.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE MARKET APPRAISAL

We are pleased to offer a Free without obligation Market Appraisal on your own home. We will give advice on the asking price and how we market it professionally. Please call on 01343 549944.

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