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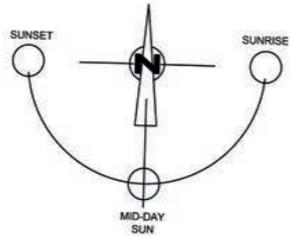
Solicitors & Estate Agents

Exclusive Building Plots at

# Murtle Den Road, Milltimber



Each truly impressive site extends to  $\frac{3}{4}$  of an acre...



PLOT 1 – OFFERS OVER £785,000

PLOT 2 – OFFERS OVER £745,000

#### VIEWINGS

Viewers should simply attend and park within the site on the hard core area at the entrance. Please do not park or drive over the grass verge.

#### SITUATION

Lying on the outskirts of Aberdeen, between Bielside and Milltimber, its situation offers easy access to the many and varied amenities of this sought after address. These exclusive plots will provide the opportunity of integration into the vibrant community activities promoted within the villages of Cults, Bielside, Milltimber and Peterculter which are served by well-regarded Primary and Secondary Schools.

Sporting facilities nearby include tennis at The Cults Tennis Club, golf at the prestigious Deeside and Peterculter Courses, River Dee fishing and numerous hill-walk options to suit the casual rambler or serious Munro walker. The Aberdeen and Petroleum Sports and Country Club, which offers tennis, swimming, fitness classes, a 9-hole Golf Course and Driving Range is an easy walk or drive away.

#### HOUSE DESIGN

Each truly impressive site extends to  $\frac{3}{4}$  of an acre and is bordered by beautiful mature woodland.

**Plot 1:** extends to 0.89 of an acre

**Plot 2:** extends to 0.76 of an acre

Buyers would have the freedom to explore house style and site layout options to match their personal requirements and taste.

Indicative house style for **Plot 1 gross internal area** = 517sqm (excluding ground floor area of garage which is 52sqm)

Indicative house style for **Plot 2 gross internal area** = 505sqm (excluding ground floor area of garage which is 52sqm).

[Click here to watch the video](#)

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The Plots have Detailed Planning Approval (details of which are on Aberdeen City Council's website under Planning Ref: 2013 / 120919).

The detailed designs, which can be viewed on the City Council website, were prepared by WCP Architects, local Architects, based in Aberdeen.

### NEIGHBOURING LAND

Purchasers might be aware that the neighbouring land to the West and North of the plots are zoned for a residential development, and which Development is proposed to include a nine house executive-gated community at the end of Murtle Den Road. These proposals provide for a buffer corridor to be formed between the executive houses on Murtle Den Road and the proposed development to the west. In the event that the Developer does complete the proposed nine house Development at the end of Murtle Den Road, then Murtle Den Road is likely to be brought up to adoptable standard, although it is not within the developers power to force adoption.



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Whilst all reasonable efforts have been made to ensure the accuracy of the information in these particulars, no warranty is given. Purchasers will require to satisfy themselves fully in relation to all information contained herein. In particular, any measurements stated and floor plans are approximate and for identification only and must not be relied on in order to establish floor areas for any other purpose.