



Building Plot for Sale | To the rear of Westholm
Main Road | St. Cyrus | DD10 0BA
Offers Over £64,000

T. DUNCAN & CO.
Solicitors • Estate Agent





Building Plot for Sale | To the rear of Westholm | Main Road | St. Cyrus | DD10 0BA

With Full Planning Permission for a 1½ storey 3-bedroom detached house

Offers Over £64,000

LOCATION

Within easy commuting distance of Aberdeen, Montrose & Dundee, St. Cyrus village is located on the A92 coastal road between Aberdeen and Dundee. This land for sale is in an ideal setting close to all amenities including a Primary School & Nursery, Local shop & Post Office, Hotel, Coffee Shop, regular bus service and very close to St. Cyrus Nature Reserve with attractive beach.

This building plot is accessed by an existing mutual driveway from the main road

DESCRIPTION

An attractive secluded mature site within St. Cyrus village (470m²) with open views to the rear of the property and offers an exceptional opportunity for a detached 3-bedroom new build property with private off-street parking for 2 cars within the site.

Full planning permission has been recently granted by Aberdeenshire Council Planning Department (application reference no. APP/2021/2001) where all documents can easily be viewed online for the site & location plans and for the house floor plans & elevations

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QYCDAXCAHG800>

Viewings are strictly by appointment only please.

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.