

**BROWN & McRAE**

www.brown-mcrae.co.uk

property@brown-mcrae.co.uk

LAWYERS

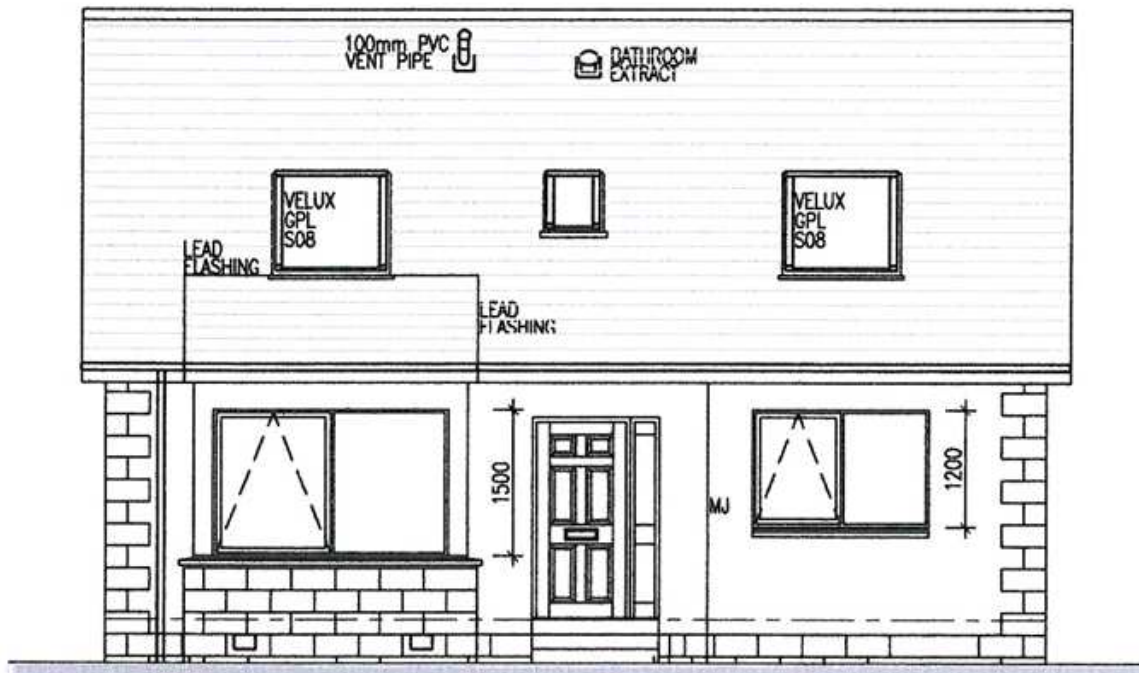
ESTATE AGENTS

NOTARIES PUBLIC

Anderson House  
9 – 11 Frithside Street  
Fraserburgh  
Aberdeenshire  
AB43 9AB  
Tel: 01346 515797  
Fax: 01346 519168

10 High Street  
Turriff  
Aberdeenshire  
AB53 4DS  
Tel: 01888 568950  
Fax: 01888 563031

## SITE WITH DETAILED PLANNING CONSENT REAR 125 HIGH STREET NEW PITSLIGO



**REGION OF £30,000**

Situated within the village of New Pitsligo, is this site located to the rear of 125 High Street that has detailed planning consent for the erection of a 3 bed roomed 1½ storey home. The ground floor of the proposed house consists of an entrance vestibule, hall, lounge, kitchen, bedroom, utility room and a shower room. Upstairs there are 2 further bedrooms and a family bathroom. The property will be accessed off a lane to the side with provision for off-road parking for 2 vehicles within the feu.

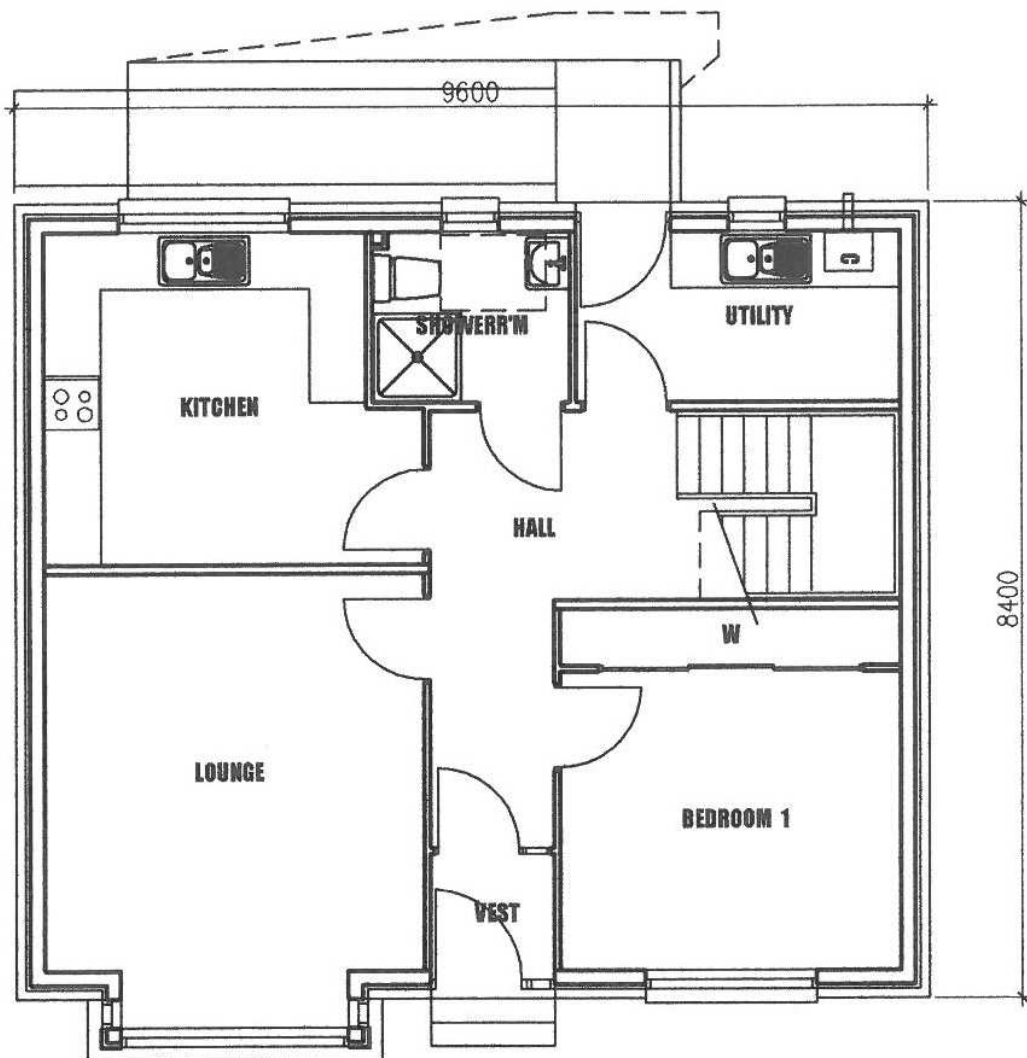
PLANNING APPLICATION REF: B/APP/2007/3296

SERVICES All services have been approved ready for installation.

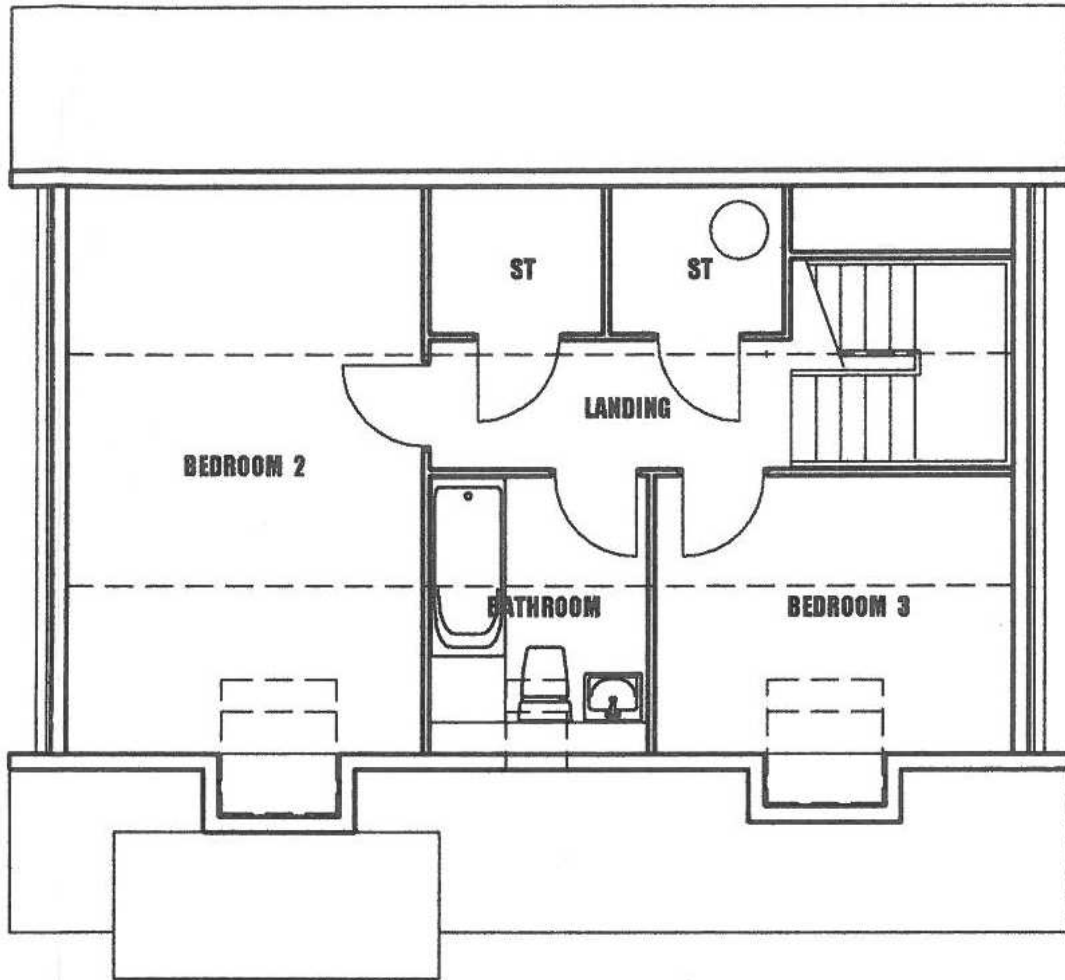
VIEWING By appointment with the Selling Agents.

OFFERS TO Messrs. Brown & McRae (Ref: MJA)

**NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.**

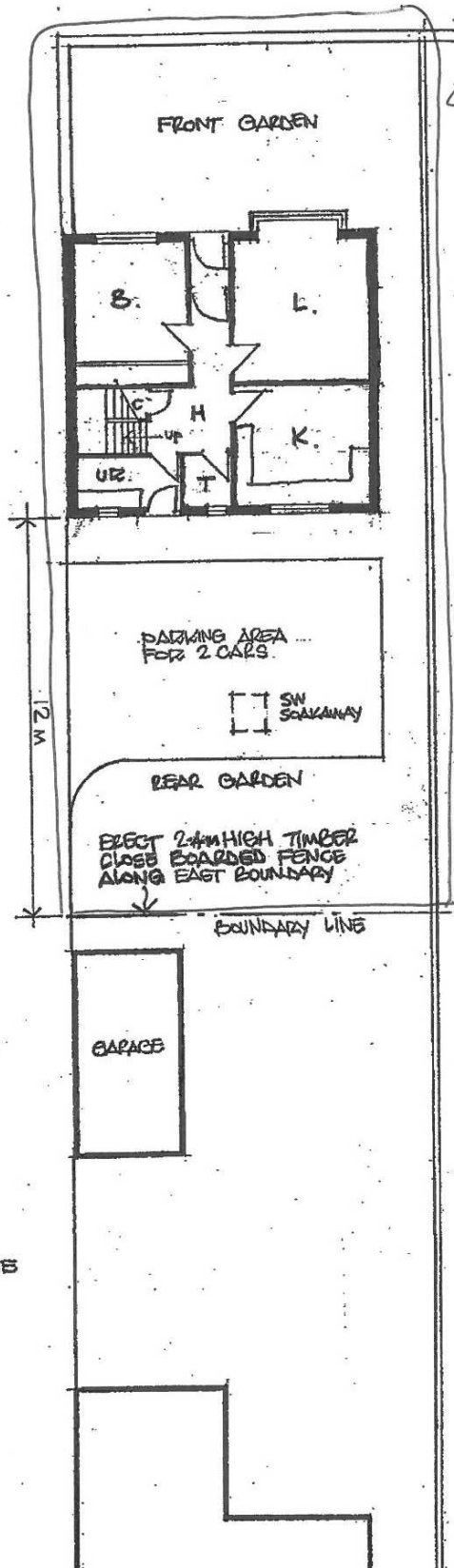
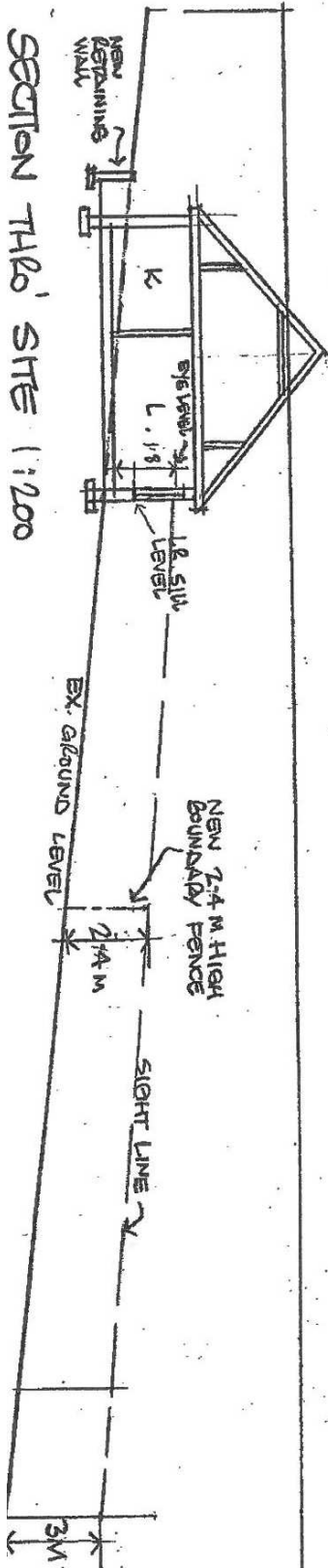


**GROUND FLOOR PLAN**  
**SCALE 1:100**

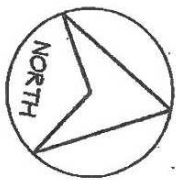


**FIRST FLOOR PLAN**

SECTION THRO' SITE 1:200



Shows house, per front & rear garden  
 SCALE - 1:200

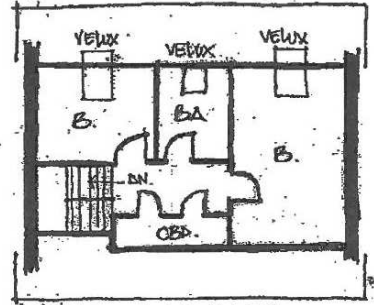


BUCHAN DESIGN LTD  
 ARCHITECTURAL CONSULTANT  
 24 BUCHAN ROAD, FRASERBURGH  
 ABERDEENSHIRE AB43 9WN  
 TEL/FAX 01346 515629

ABERDEENSHIRE COUNCIL  
 RECEIVED APP No.

30 08 2006 06 22 14

PLANNING AND ENVIRONMENTAL SERVICES



NO WINDOWS ON THIS SIDE OF ROOF OR GARAGE WALL

