

99Home Ltd.

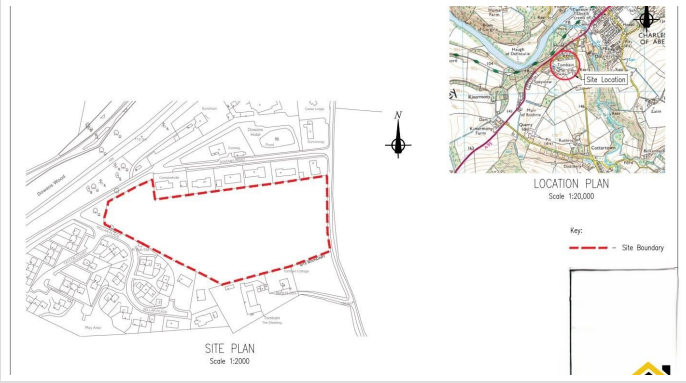
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3 Bed Plot In Tombain Farm , Aberlour, AB38 9LE

£75,000



Ref:15531



SHORT DESCRIPTION

Property Ref: 15531 Overview An ideal opportunity for the self-builder. A serviced building plot in Aberlour with excellent views, 5 minute walk to the High Street. Part of a private development, services provided to plot boundary, access and fencing provided. Details Detailed planning granted for a 3 bedroom house of 143 square meters of 1.5 floor design with integral garage. The plot is 1176 square meters subject to measured survey. Aberlour is a popular town in Speyside with excellent schooling, shops and eateries. A bus connection to Elgin 14 miles to the north for shopping and onward connections to Inverness and Aberdeen by bus and rail. Aviemore is 34 miles to the south, with onward connections to Edinburgh, Glasgow and Inverness. The Highland National Park is nearby, the Lecht ski slope is 25 miles to the south and Braemar 50 miles south. The building plot offers an excellent opportunity to build your own home and add value. Plans may be amended subject to approval by the council. A developer contribution payment is included in the guide price. Planning reference: 24 00421 APP granted May 2025 Viewing: Open viewing at any time, please close the gate and respect the privacy of neighbours. Directions: The plot is located to the south of the town, follow signs for the Dowans Hotel, go to the end of Dowans Road and the plot is on the right beyond the T junction. Further information is available from the selling agent. Property Type: Plot Full selling price: £75000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: E Outside Space: Enclosed Garden Parking: Private Heating Type: Electric Heating Chain Sale or Chain Free: Chain free -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

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