

# STEWART & WATSON

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## **PLOT 2 AT BRIDGE OF ROSARIE** *MULBEN, KEITH, AB55 6YT*



### *Building Plot with open views*

- .. Plot for residential dwelling house
- .. Mains water to be taken on site; private drainage
- .. Electricity nearby; Seller will assist with excavations
- .. Quiet rural location
- .. Located 2 miles from Keith

***Offers over £69,000***

## PLOT 2 AT BRIDGE OF ROSARIE, MULBEN, KEITH, AB55 6YT

### GENERAL INFORMATION

The site extends on a gradual sloping hill. The Seller will assist with any excavation and flattening of the site for the installation of the foundations etc which would all be included in the purchase price. Early viewing is recommended.

### ACCESS

An access road to the plot will require to be installed, but the seller will make land available for this.

### SERVICES

Mains water is available nearby. Drainage will require to be by a private system to be installed within the plot.

**Entry:** A suitable date of entry can be negotiated.

**Viewing:** Contact our Huntly Office on 01466 792331.

**Email:** [huntly.property@stewartwatson.co.uk](mailto:huntly.property@stewartwatson.co.uk)

**Offers:** All offers should be submitted in writing to our Huntly Office.

### LOCATION

The plot is located in a peaceful area only 2 miles from Keith. There are plenty of forest walks in and around the area, ideal for keeping fit or dog-walking. Keith is a thriving town situated between Inverness and Aberdeen. It is equidistant from Inverness and Dyce Airports, both of which are accessible in approximately one hour. The town has a full range of local amenities, Primary and Secondary Schooling and railway station. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course. Keith is also a popular tourist town, with the Strathisla Distillery being one of the stops on the Whisky Trail.

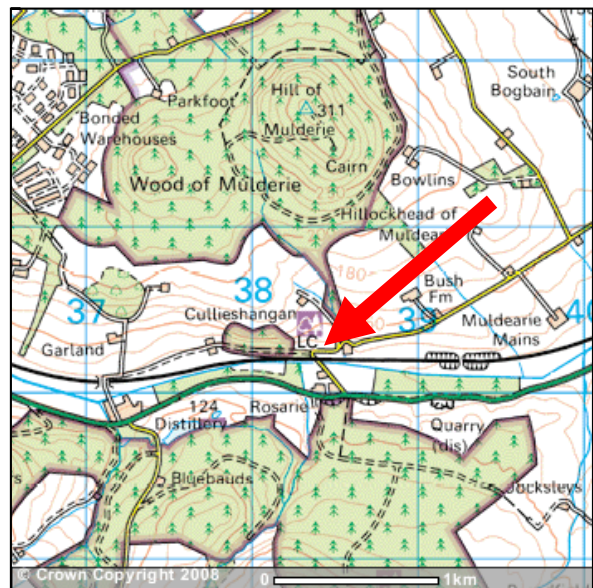
### DIRECTIONS

From Huntly take the A96 towards Keith and follow the road through towards Elgin. Just as you are turning out of Keith there is a signpost pointing towards the A95 signposted Granttown-on-Spey/Craigellachie. Take the A95 and follow this road for approximately 2 miles and you will see the sign for a property Addison & Rosarie on the right hand side. Turn down this road to the right, cross the railway tracks and turn left immediately after. The plot is at the south-east corner of the field directly in front of you.

**Reference:** HUNTLY/MCD/E13



View from Plot 2 over surrounding countryside



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**FREE VALUATION** – We are pleased to offer a free and without obligation, valuation of your property. Contact Property Department at any of our offices.

**These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars**

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