

The Office, Muirskie Grange

DENSIDE OF DURRIS, ABERDEENSHIRE, AB31 6EB



*BENEFITS FROM THE NEW ABERDEEN
WESTERN PERIPHERAL ROUTE*



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McEwan Fraser legal is delighted to offer for sale an opportunity to purchase a former small office complex with full planning permission for conversion and redevelopment into a stunning one-bedroom dwelling within the sought-after and popular hamlet of Denside of Durris.

The property is a traditional stone and slate office complex that ceased trading some twelve years ago. The owner, after years of continuously applying for said redevelopment and change of use, has finally got the Architectural Design Plans passed and approved.

Originally the office was specifically designed and fitted as required by the original planning regulations and was used for a business in financial services, the new Architectural Plans that have been designed show the potential that this dwelling will have as an executive one-bedroom residential property or a very desirable Airbnb or holiday let due to its stunning location.

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The building currently comprises of an entrance reception area, a small galley kitchen and toilet facilities located on the ground floor. The stairs lead to the first floor with open office space. Natural light is provided through the Velux windows which also provide a nice outlook. The agreed new plans now consist of an extension which will add a carport and garage, access from the carport to the upper level and also to a useful store room WC and shower room on the ground floor. Above the carport and garage is the extension that incorporates the lounge with a glass gable end wall allowing access to the balcony overlooking the countryside, the proposed upper level is of modern design and will be open plan throughout, with a superior master bedroom with en-suite bathroom and dressing room. The plans shown show the potential that this fantastic new residential property will have.

Ample parking is available with the carport and garage providing covered parking there is also further parking available for guests, a private south-facing garden is also indicated on the plans, once fenced will provide a secure environment for children and pets and a perfect spot for some al-fresco dining and entertaining. ****Please note there are two separate garage spaces on the ground floor of the building that are not include within the sale.***



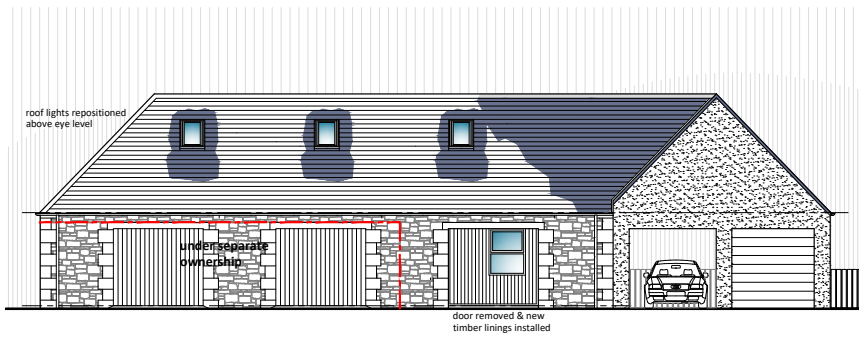




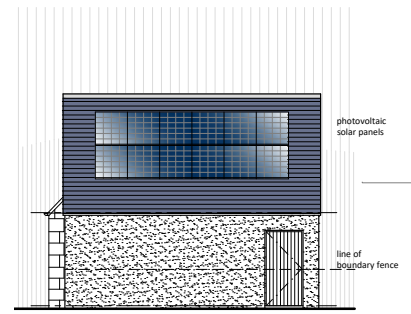




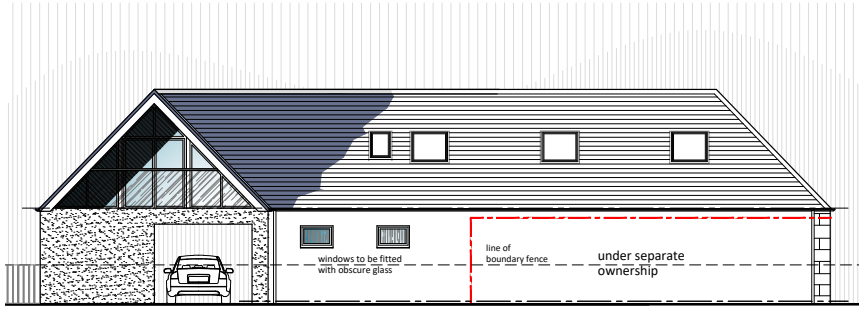




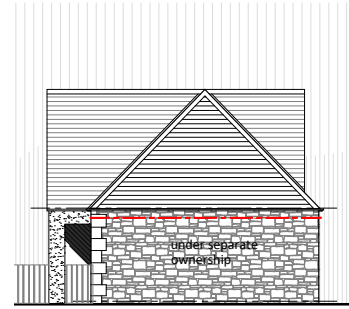
WEST



SOUTH



EAST

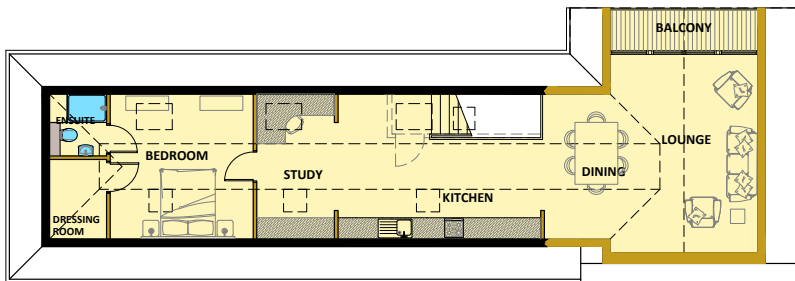


NORTH

ELEVATIONS

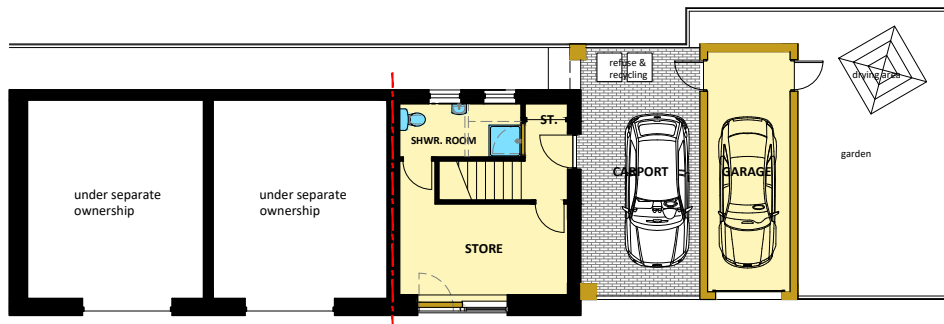
1:100

- Finishes:**
- Roof: Natural slate, colour blue/black
 - Walls: Smooth cement render, colour white
 - Windows: Timber frame painted, colour white
 - Roof lights: Timber frame metal clad externally, colour gray RAL9005
 - Infill panel: Timber linings painted, colour white
 - Rainwater goods: PVCu, colour black
 - Fence: Treated timber self coloured



UPPER FLOOR LAYOUT

1:100



GROUND FLOOR LAYOUT

1:100

Located approximately 3 miles from the recently opened Aberdeen Western Peripheral Route making all areas North & South of the city easily accessible, both the City Centre of Aberdeen and Dyce International Airport are of equidistance of approximately 12 miles.

Also within easy reach is the popular town of Banchory, with a range of local amenities, shops and well regarded facilities.



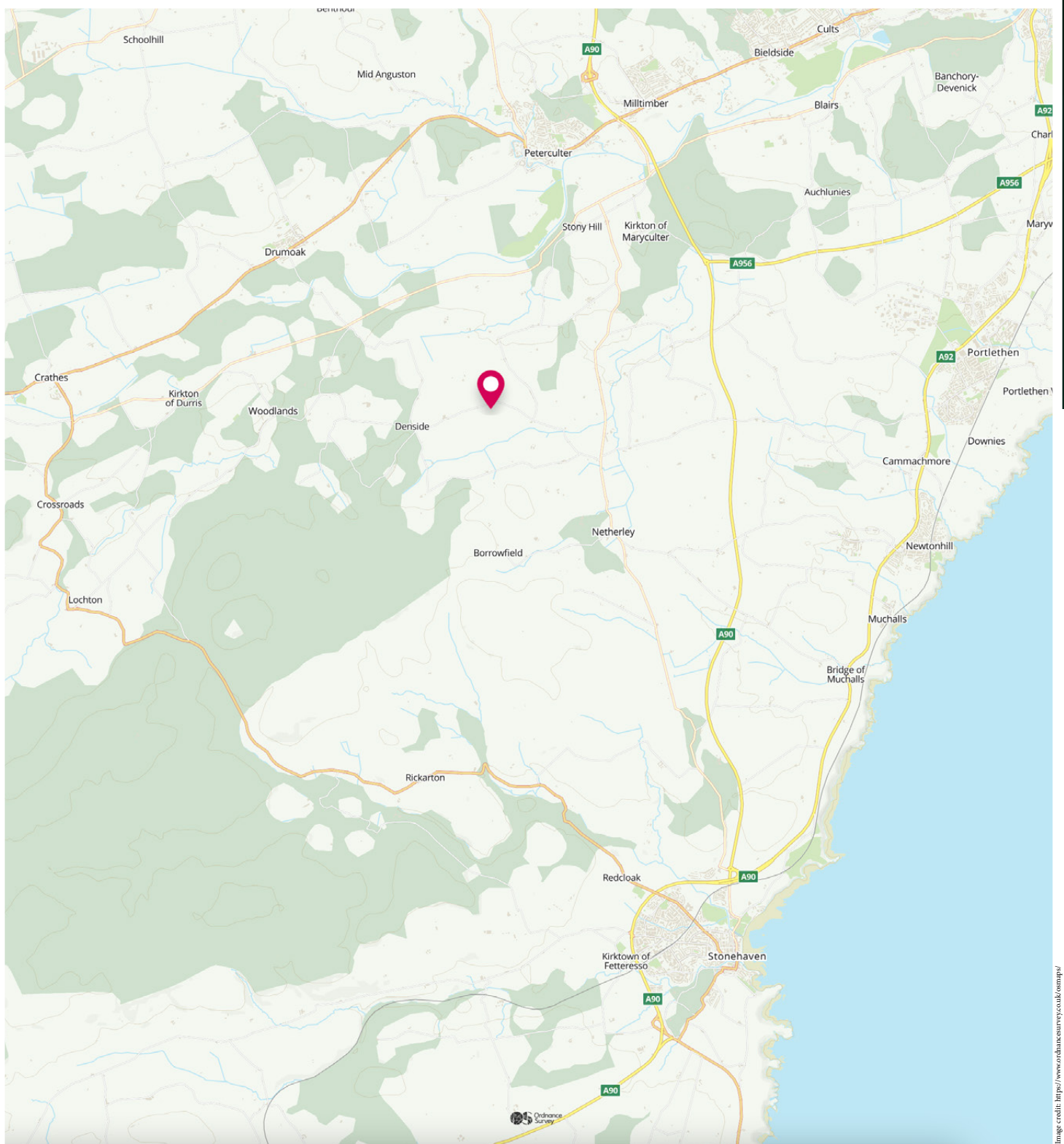


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