



Cairntradlin Steading

Kinellar, Aberdeen AB21 0SA

An attractive steading close to Aberdeen with outline planning permission for residential development

Planning permission for seven dwellings and a holiday let

Site area extending to 3,495 m² or thereby (0.86 acres)

For sale as whole: Steading – offers over £400,000

Blackburn	1½ miles
Aberdeen Airport	5½ miles
Aberdeen City	10 miles

Situation

Cairntradin Steading is situated approximately 10 miles north west of Aberdeen City in a productive agricultural area near Blackburn. This location, despite being in a quiet rural position, is within easy access to Dyce and Aberdeen.

Directions

From Aberdeen, take the A96 trunk road northwest to Inverurie. Turn right at Blackburn and take the B979 towards Fintray. On leaving Blackburn on the Fintry Road turn left after 0.8 miles and proceed up the hill. Cairntradin Steading is situated on the right hand side just before a T-junction

Amenities

The village of Blackburn is a popular residential area with a range of amenities including a pub, a primary school and a local shop. Cairntradin Steading is within the catchment area for Kinellar primary school and Kenmay secondary school although private schooling is also available in Aberdeen. Medical services are available in Kintore or Dyce.

The City of Aberdeen is easily accessible with a full range of shopping, social and recreational facilities. Aberdeen has an international airport with regular connections to London and other European and Scandinavian destinations. There is also a mainline railway station and excellent road network.

The town of Inverurie is only 6.5 miles away and has a good range of shopping facilities and transport links with a bus service and railway station.

The property is also within easy reach of the business parks at Kirkhill, Westhill, Kintore and Blackburn.

Description

This is an exceptional steading and benefits from previously granted outline planning permission for seven dwellings and a holiday let. The plot offers the chance to create spacious family homes with sufficient grounds to provide a high degree of privacy.

Planning Permission

Outline planning permission APP/2010/4046 was granted by Aberdeenshire Council in 22/12/2010 for seven dwellings and a holiday let.

Entry

To be mutually agreed

Services

Mains water nearby
Drainage to be to septic tanks and soakaways
Telephone Connection nearby

Viewing Arrangements

By appointment with the selling agents.



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