



HOLIDAY LODGES /
BURNSIDE, MARYCULTER / ABERDEENSHIRE /
SITE LOCATION PLAN / SITE PLAN

PROPOSED HOLIDAY LODGES AT BURNSIDE

MARYCULTER, ABERDEENSHIRE

PROPOSED HOLIDAY LODGES AT BURNSIDE, MARYCULTER, ABERDEENSHIRE AB12 5GX

Superb development opportunity with full planning permission for 3 detached holiday lodges in the very popular and picturesque Maryculter area of Aberdeenshire.

City Centre 10 miles
Aberdeen Airport 10 miles
Stonehaven 8 miles

- Full Planning Permission
- 3 detached holiday lodges
- Beautiful countryside location
- Close to many popular tourist attractions
- Superb development opportunity

Galbraith

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 OnTheMarket.com



Holiday Lodges, Maryculter - Entrance View



Holiday Lodges, Maryculter - Car Park View

LOCATION

When it comes to castles, Aberdeenshire is the place to visit as there are understood to be over 300 in total and there is simply no other county in the UK with more per square mile. Particularly close by is the incredible Dunnottar Castle being an iconic ruin perched on a headland with dramatic sheer cliffs on all sides. Also within a short drive is the Crathes Castle & Drum Castle, Gardens & Estate.

Banchory is also only 13 miles to the West which is the gateway to the world renowned Royal Deeside where both Balmoral Castle & Braemar lie. There are a number of renowned cycle routes available from the site location. Of particular note, the 41 mile-long Deeside Way which runs from the city centre through Royal Deeside.

The River Dee is one of the most famous and beautiful salmon rivers in Scotland. It rises from two sources in Mar Forest, just below 4000 feet in the Cairngorm Mountains and drains an area of over 800 square miles. The river flows through Royal Deeside where there is an abundance of spawning ground and nursery areas. It continues through a variety of Highland and Lowland Scenery for over ninety miles before reaching the North Sea in Aberdeen.

With around 55 golf courses and claiming two of the top 10 oldest courses in the world, Aberdeenshire is a golfing paradise with a variety of championship, traditional links and parkland courses. These holiday lodges would be a great base for keen golfers given that three popular golf courses are all very close by including Stonehaven Golf Club, 8 miles, and both Peterculter Golf Club and the extremely popular Royal Deeside Gold Club are both only a 15 minute drive away. Slightly further afield, yet easily accessed by the impending new AWPR, you will find the highly renowned Royal Aberdeen Golf Club who were hosts to the Scottish Open in 2014 and, Aberdeenshire's newest golf course, Trump International Golf Links. The course is set against the dramatic backdrop of miles of coastal views and is being enjoyed by keen golfers from across the world.

Aberdeen City is some 10 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station, only 10 miles away, and is host to an airport providing both domestic and international flights. The soon to be completed AWPR, is located a short drive away giving very easy access to both the North & South of the city and in particular to Aberdeen International

Airport, which will be even quicker than the current 35 minute travelling distance.

THE LODGES

The proposed three lodges stand together within a beautiful countryside location yet a comfortable distance apart to provide a good degree of privacy. All the lodges enjoy a thoughtful contemporary design with open outlooks over the grounds and countryside beyond. The living space is large and open plan, whilst all three double bedrooms have en-suite facilities. This is an excellent opportunity to create a purpose built facility with executive accommodation for tourists and holiday makers, all in an area with endless attractions and country sporting opportunities.

All 3 lodges are identical in layout and are as follows:

Entrance hall, open plan lounge, kitchen & dining room opening out to a private terrace. Double bedroom 1 also opening out to the private terrace and ensuite shower room. Double bedroom 2 with ensuite bathroom and finally double bedroom 3 also with an ensuite shower room.

All 3 lodges have access to a gym, sauna and steam room suite.

The lodges are built to housing standards.

PLANNING PERMISSION

Planning permission was granted by Aberdeenshire Council on 15th September 2014 and full details can be obtained from their website or by contacting the selling agent. The planning permission has been crystallised with the formation of the main entrance to the development site.

SERVICES

Mains water is located adjacent to site, mains electricity is on site.

VIEWING AND FURTHER INFORMATION

Viewing is by arrangement only, all enquiries or requests for further information should be directed to the Sole Selling Agents, Galbraith, 337 North Deeside Road, Cults, AB15 9SP. Telephone enquiries should be made to Hannah Christiansen or Amy Price on 01224 860710 or by email to aberdeen@galbraithgroup.com.

DIRECTIONS

From Aberdeen city
Leave Aberdeen city from a southerly direction on the B9077 South Deeside Road. Continue on this road for approximately 9 miles and take the left hand turn onto the B979 sign posted for Stonehaven. Continue again for around 1.6 miles and turn left sign posted for 'Burnside &



Holiday Lodges, Maryculter - Courtyard View

Invercrynochn'. Continue a short distance and the development site is located on the right hand side.

From Stonehaven

From the town of Stonehaven leave heading North on the B979 and continue on this road for approx. 7.5 miles continuing through Netherley. Take a right hand turn signposted for 'Burnside & Invercrynochn'. Continue a short distance and the development site is located on the right hand side.

MORTGAGE FINANCE

Galbraith has an alliance with Fox Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information contact Matthew Griffiths, Duddingston House, Edinburgh EH15 1RB. Tel: 0131 510 9250.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 The particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 A Closing Date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The seller will not be liable for any costs incurred by the interested parties.

5 Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Aberdeen Office, 337 North Deeside Road, Aberdeen, AB15 9SP, 01224 860710, Aberdeen@galbraithgroup.com

6 The subjects are sold together with and subject to all existing real burdens, rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

