

# **The Property Shop Blairgowrie**

**A & R Robertson & Black, W.S.,  
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**Desirable rural development plot with planning permission  
granted in principle for one dwelling house.  
Lovely location at Abernyte.**

**Plot 60 metres East of The Mallards  
Abernyte  
PH14 9SJ**

**Offers Around £45,000**

**This super plot occupies a pretty rural position with pleasant countryside views. The plot is situated on the edge of the charming hamlet of Abernyte, where there is a local primary school and Church. The Scottish Antiques and Arts centre lies a quarter mile south of the village. Local facilities may also be found in nearby Inchturre whilst the A90 dual carriageway allows quick and easy access to both Dundee and Perth. Planning permission in principle has been granted for a single dwelling house.**

**The site measures approximately 1837 Sq Metres ( 0.45 acres ) .**

**Services are close by.**

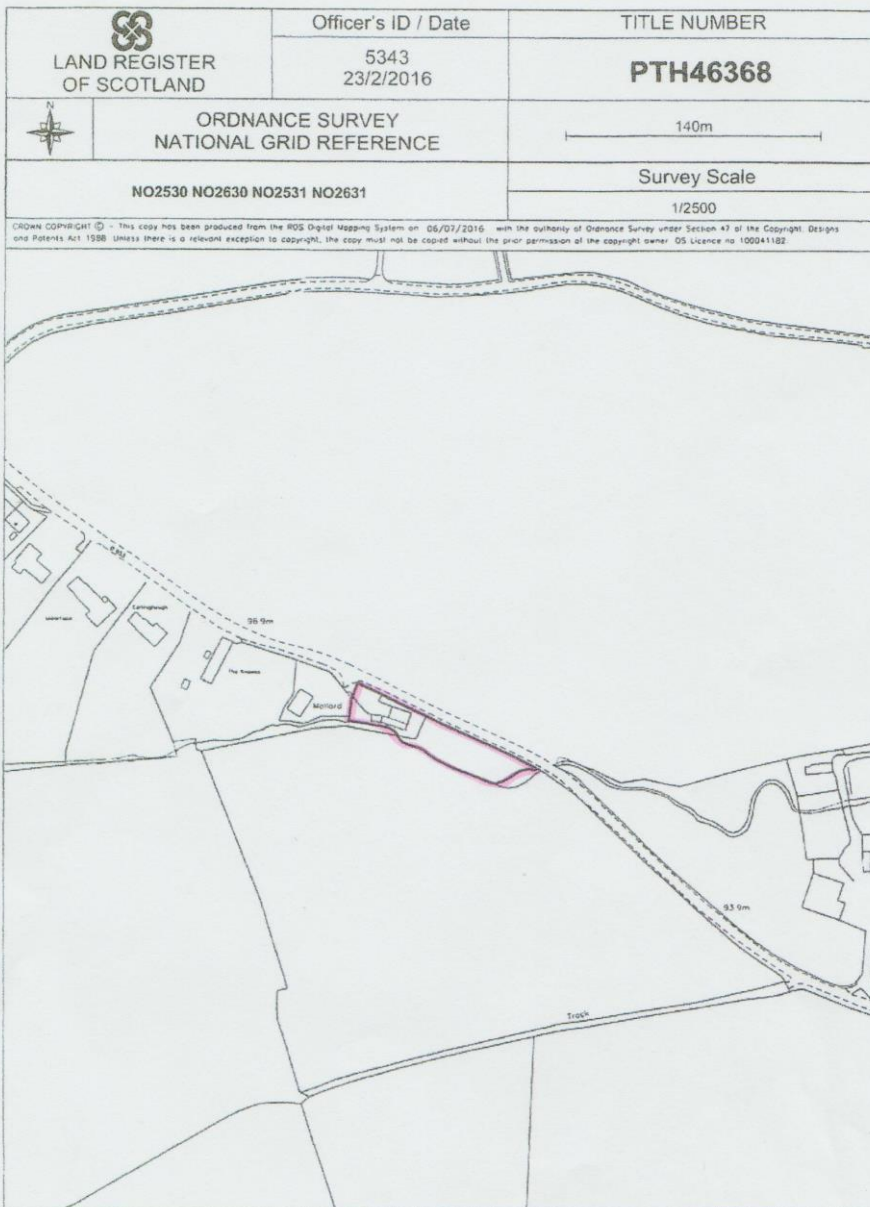
**Planning details may be viewed on the**

**Perth & Kinross council website [www.pkc.gov.uk](http://www.pkc.gov.uk)**

**“Online Planning Applications” under the following reference:**

**18/02068/IPL**





### **Directions**

Entering Abernyte from the Perth Road A 94, follow the B953 into Abernyte and continue through the village. The plot is signposted on the very edge of Abernyte on the right-hand side.

Entering via the Dundee Road head towards Abernyte on the B953, passing the Scottish Antiques centre on the right continue on for a quarter of a mile, the plot is found on the left hand side.

|                |  |
|----------------|--|
| <b>Entry</b>   | By arrangement with the vendor   |
| <b>Viewing</b> | By appointment through A & R Robertson & Black, The Property Shop, 38 Allan Street, Blairgowrie<br>Tel: 01250 875050<br>E-mail: <a href="mailto:property@robertson-black.co.uk">property@robertson-black.co.uk</a> |
| <b>PRICE</b>   | OFFERS AROUND £45,000  |
| <b>Ref</b>     | MT   |

**IMPORTANT NOTE**

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

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Perthshire Agricultural Properties Limited  
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