

**Plot 4, 2 Belnaboth Place, Towie,**  
Towie, Glenkindie, Alford, AB33 8RN

Price Over  
**£270,000**

 **4**  **2**  **3**  Council Tax Band **TBC**



**Contact Solicitor**

Aberdein Considine  
8 Dee Street  
Banchory  
AB31 5ST

01330 824646

Ban@ACandCo.com

<http://www.ACandCo.com>

**Features**  Garage  Garden  New build

**Description**

LAST PLOT REMAINING

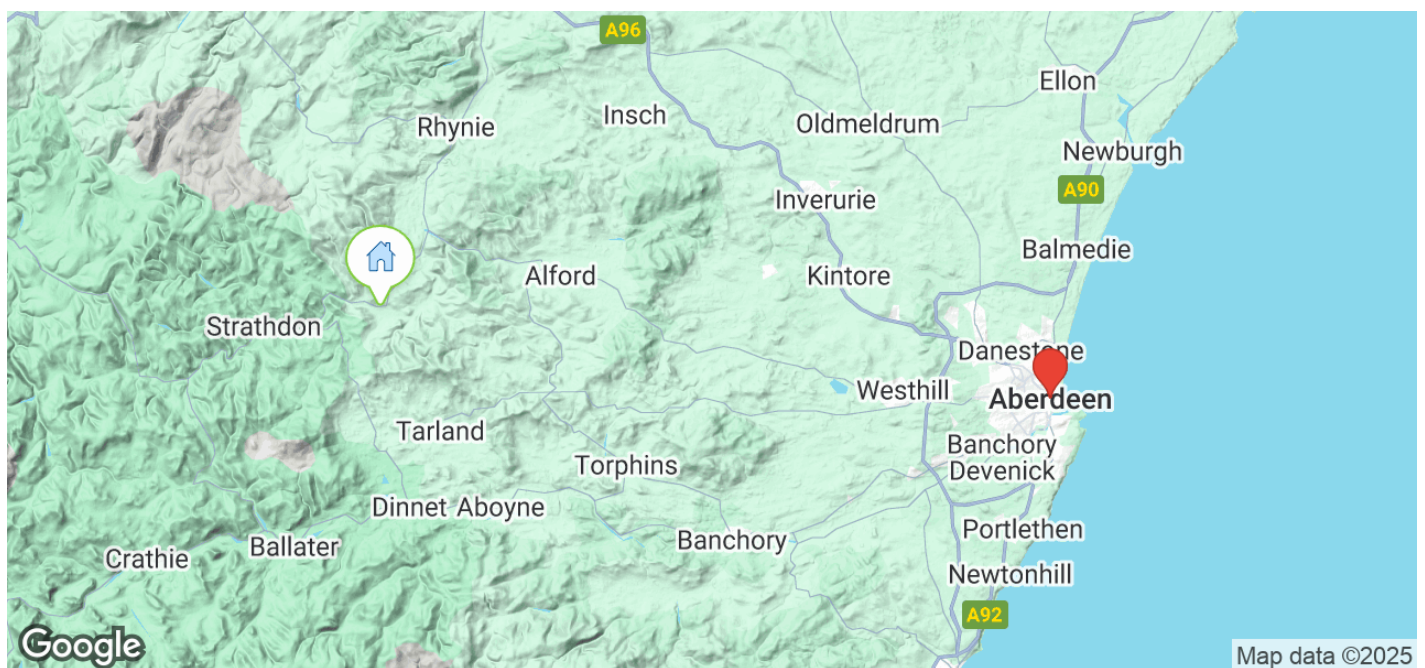
We are delighted to offer for sale this remaining new build property which is located in the exclusive residential development, located within Towie on the edge of the Cairngorms National Park. Commanding a backdrop of uninterrupted countryside, Belnaboth Place currently comprises of 4 detached family homes. The purchaser of the remaining property may have the input into the design and the property can either be a 4 bedroom single story detached dwellinghouse with double/single garage.

The property will be built to the highest standard by Grant Construction Deeside Ltd and presenting impressive and spacious family living accommodation. Maximizing this rare opportunity, the developer has created a thoughtfully designed development reflecting the tranquil surroundings of this picturesque hamlet. Emphasising a high quality standard of living, the property will be built using traditional materials and will benefit from an oil central heating system.

The property will be covered by NHBC build mark certificates, providing a ten year builders warranty. A White painted MDF finish with Oak pre-finished internal doors (Upgrade available) will be standard throughout the home, with the possibility of alternatives. Nordan high performance redwood fully reversible Mock Sash and Case windows with Low E double glazed units and trickle vents and white factory finish will be present. There will be Scandinavian High Performance doors to the front and rear with double glazed apertures where appropriate. Nordan French doors will be used, where indicated, with toughened double glazed units with 3 point locking system, trickle vents and chrome handles. They will have a white factory finish. The property will have a selection of ironmongery throughout. Outside, the gardens will be top soiled and levelled. The driveway will be tarred and edged and paths will be created with concrete slabs from the external doors to the driveway. The garage will be fitted with an 'Up and Over' door.

## Directions

From the direction of Aboyne, travel through the village and continue on to Dinnet, turning right as signposted for Strathdon. Continue along to Logie Coldstone and on for a further 5 miles; turning right as signposted for Towie. The development is located about 2 miles along the road on the left hand side.



## Accommodation comprises

### Ground Floor

Lounge 6.6m x 4.52m

Kitchen/Family 6.6m x 5.9m

Sun Lounge 3.45m x 3.3m

Utility Room 2.5m x 2.31m

Shower Room 2.5m x 2m

Bedroom 4 4.4m x 2.6m

Garage 5.4m x 3.6m

## First Floor

Bedroom 1 3.5m x 3.4m

Bedroom 2 3.4m x 3.25m

Bedroom 3 4.2m x 3.4m

Bathroom 2m x 1.85m

En Suite 2m x 1.6m

### View this property here

<https://www.aspc.co.uk/search/property/269976/Plot-4--2-Belnaboth-Place-Towie/Alford/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.