



FALCONER
PROPERTY CONSULTANTS

FOR SALE

House Plots, Maryburgh,
Keltybridge, KY4 0JE

FOUR RESIDENTIAL PLOTS

- PLANNING CONSENT FOR FOUR DETACHED HOUSES
- EASY ACCESS TO MAIN ROAD/MOTORWAY NETWORK
- PLOTS AVAILABLE TO PURCHASE INDIVIDUALLY FOR SELF BUILD
- PRICES ON APPLICATION



LOCATION

Kelty is a former coal mining town situated on the border of Fife and Kinross-shire with a population estimated to be in the region of 6,000 persons. The town benefits from easy access to the M90 motorway connecting to Edinburgh, Perth and Beyond.

Kelty is located next to the main Edinburgh to Perth road, the M90 motorway, and as a result of this has seen a large number of houses built primarily for commuters to Edinburgh over the past 5 years. Kelty has two primary schools, St. Joseph's and Kelty Primary. Following primary school, the majority of pupils go on to Beath High School, a comprehensive school in Cowdenbeath, or the local Roman Catholic School, St Columba's High School in Dunfermline. It also has a modern community centre and a library.

The subjects are located on the western side of Maryburgh.



DESCRIPTION

The subjects comprise four residential development plots with planning permission for the below construction.

Plot 1: Approx 880 sq m, House size 198sqm
Ground floor; lounge, dining/kitchen/utility room, w.c and garage.

First Floor: Master bedroom with en-suite, 3 bedrooms and family bathroom

Plot 2: Approx 474 sq m, House size 204sqm
Ground floor: Lounge/Dining room, family room/kitchen, utility room/w.c.

First floor: Master bedroom with en-suite, 3 bedrooms and family bathroom.

Plot 3: Approx 437 sqm, House same as No 2.

Plot 4: Approx 541 sqm, House size 198 sqm
Ground floor: Lounge/Dining room, family room/kitchen, utility room/w.c and garage.

First floor: Master Bedroom with en-suite, 3 bedrooms, landing/study and family bathroom.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Perth and Kinross Council Planning Department.

Full planning details 20/00524/FLL | Erection of 4 dwellinghouses and associated works | Land 45 Metres South Of Hillcrest Maryburgh.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

PROPOSAL

Prices on application.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Colin Devine

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