



## Plot 1 Hillcrest, Maryburgh. KY4 0JE

A unique opportunity to purchase this generously sized residential plot, with full planning permission for a 2 Storey Luxury Dwellinghouse.

Situated within a small development of similar properties, in a semi rural location, the plot boasts enviable views towards Benarty Hill.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Open Plan Kitchen/Family Room, Utility Room, Open Plan Sitting Room/Dining Room, WC/Cloakroom, Upper Landing/Study Area, Master Bedroom (En Suite Shower Room), 3 Further Bedrooms and Family Bathroom.

Additionally there is an integral garage, gardens to the front and rear, driveway and the opportunity to acquire further paddock ground (by separate negotiation).

Viewing is highly recommended.

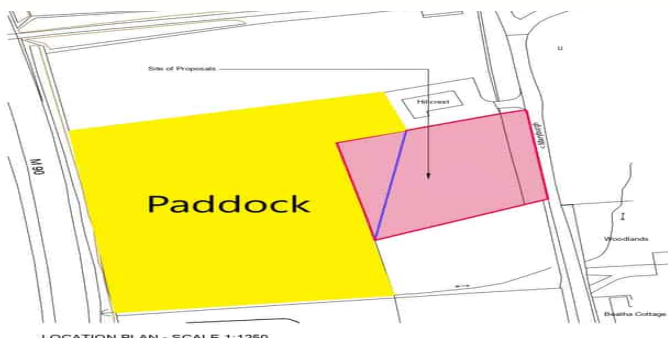


## PROPERTY DESCRIPTION

Maryburgh is a small Hamlet, situated next to the village of Keltybridge on the edge of Fife. It is conveniently situated for access to the M90 Motorway, the perfect combination for rural living and easy commuting. There are train stations in nearby Cowdenbeath and Dunfermline, with a 'Park & Ride' service in the nearby town of Kinross. Kinross also offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.

## FEATURES

- 2 Storey Luxury Dwellinghouse
- Generous Building Plot
- Full Planning Consent - 23/00425/FLL
- Open Plan Sitting/Dining Room
- Open Plan Kitchen/Family Room
- Utility Room & WC Room
- Landing with Study Area
- Master Bedroom (En Suite Shower Room)
- 3 Further Bedrooms & Family Bathroom
- Integral Garage & Driveway
- Gardens to the Front & Rear
- Additional Paddock Land Available by Separate Negotiation



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Project	PROPOSED HOUSING DEVELOPMENT @ MARYBURGH		
Client	KJJ PROPERTIES LTD	Scale	1:1250 @ A4
Title	LOCATION PLAN	Drawn By	RMCW
Project No.	H 572	Orig. No.	PL 293
Drawn/Revised/Particulars	108 St Clair Street, Kinross, Fife, KY11 2SD, T: 01592 205761	Date	MARCH 2020

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## ROOM DESCRIPTIONS

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### Accommodation

The accommodation comprises;  
Entrance Vestibule, Reception Hallway,  
Open Plan Kitchen/Family Room, Utility  
Room, Open Plan Sitting Room/Dining  
Room, WC/Cloakroom, Upper  
Landing/Study Area, Master Bedroom  
(En Suite Shower Room), 3 Further  
Bedrooms and Family Bathroom.

Additionally there is an integral garage,  
gardens to the front and rear, driveway  
and the opportunity to acquire further  
paddock ground (by separate  
negotiation).





Project	PROPOSED HOUSING DEVELOPMENT @ MARYBURGH		
Client	KJJ PROPERTIES LTD	Scale	1:100 @ A2
Title	TYPE 1 PLANS & ELEVS (PLOT 1)	Drawn By	RMCW
Project No.	H 972	Drg No.	PL 204
Decision Board Partnership: 108 St Clair Street, Kilmacilly, Fife, KY1 2BO. T: 01562 205611		Date	MARCH 2020

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