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**Andersons** LLP

SOLICITORS AND ESTATE AGENTS



## Andersons, In the heart of Kinross-Shire for over 150 years

Kinross-Shire remains one of the most sought residential locations in the Country. The area is renowned for its Golf Courses, the country walks (especially around historic Loch Leven) and the many excellent schools including Kinross Campus. Commuter links and "park and ride" services make travelling throughout east-central Scotland easily viable on a daily basis. For details of activities and clubs in the area and of the various shops, cafes, hotels and other excellent local amenities visit [www.kinross.cc](http://www.kinross.cc) or [www.visitlochleven.org](http://www.visitlochleven.org)

Andersons are proud to have maintained a High Street presence in Kinross for over 150 years. Although many of the services we now offer have evolved to an extent our founders may not recognise we hope that we can still combine these new contemporary services with the traditional core values which were behind the initial business. Our Estate Agency Department provides a comprehensive estate agency service marketing properties throughout Kinross-Shire and the adjoining counties and on occasion even further afield. We believe our unique ability to market the Kinross-Shire brand is the reason we market and sell more local properties than any other agent.



**Building Plot, 30A Linden Park Road, Milnathort, KY13 9XX**

**Guide Price £180,000**

A rare opportunity to purchase a building plot in one of Kinross-shires most sought after and prestigious locations. Details of the full planning permission and building warrant are available on the Perth & Kinross Council website. Reference numbers are 10/00771/FLL and 10/01620/ERECT. We have included in this brochure photographs of the property which has been built in the adjacent plot which has an identical layout. Obviously the standard of finishes etc will be at the discretion and taste of the purchaser.

This is a good sized plot and the house design incorporates spacious accommodation including 5 bedrooms, 4 reception rooms and 3 en suites.

- **BUILDING PLOT**
- **FULL PLANNING PERMISSION & WARRANT**
- **10/00771/FLL**
- **10/01620/ERECT**
- **SOUGHT AFTER PRESTIGIOUS LOCATION**
- **LOCH LEVEN VIEWS**
- **COUNTRYSIDE VIEWS**
- **PHOTOS OF NEIGHBOURING PROPERTY**



Noting interest: If you are interested in this property you should lodge a Formal Note of Interest via your Solicitor. Failure to do so may result in the property being sold without any notification being given. Offers: All offers should be in writing to Andersons LLP, 40 High Street, Kinross, KY13 8AN or by legal post to Andersons LLP, LP - 2, Kinross or can be faxed to 01577 862829. Please call to ensure your fax has been received. The content of these particulars including measurements and floor plans while believed to be correct are not guaranteed and prospective purchaser must satisfy themselves with regard to the same. Andersons LLP is a limited liability partnership (no.300983) having their registered office at 40 High Street, Kinross, KY13 8AN



**Travel Directions**  
 From Andersons Kinross travel to Milnathort. Turn right at the mini roundabout and take the next road to the left. Turn sharp right into Old Perth Road and then third left into Linden Park Road. Follow the road to the top of the hill turning left. The plot is located towards the end of the road on the right hand side where a for sale board will be in place.

**Services**  
 Mains water, gas, drainage, electricity and telephone are adjacent to the property, however connection costs will be the responsibility of the purchaser.

**House style and Layout**  
 Plot 30A has detailed planning consent and full building warrant for the development of a detached family house over two floors with a gross internal floor area in the region of 340m sq (3660ft sq.)

Please note: Pictures shown are for indicative purposes only, this is the neighbouring property which has an identical layout.

