



## Plot 3 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, Master Bedroom (En Suite Shower Room), 3 Further Bedrooms and Family Bathroom.

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

Viewing is highly recommended.



## PROPERTY DESCRIPTION

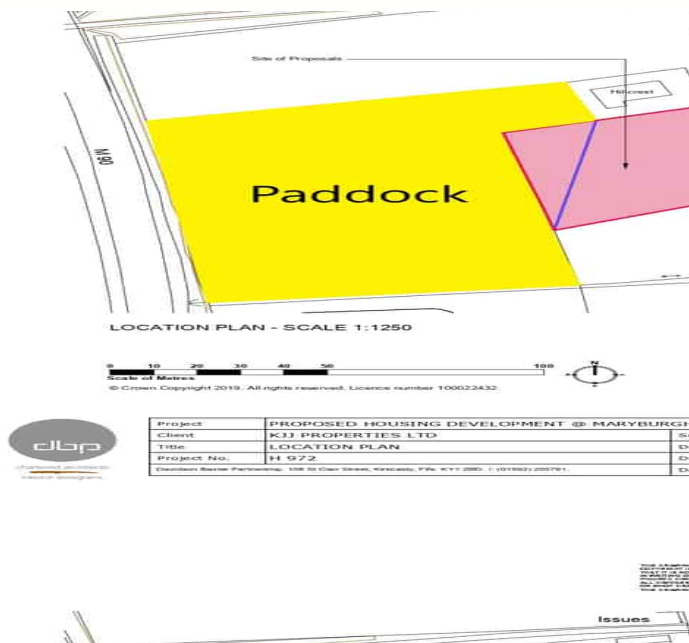
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Maryburgh is a small Hamlet, situated next to the village of Keltybridge on the edge of Fife. It is conveniently situated for access to the M90 Motorway, the perfect combination for rural living and easy commuting. There are train stations in nearby 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

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- 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/Cloakroom
- Master Bedroom (En Suite Shower Room)
- 3 Further Bedrooms & Family Bathroom
- Gardens to the Front & Rear
- Driveway
- Additional Paddock Land Available by Separate Negotiation





## ROOM DESCRIPTIONS

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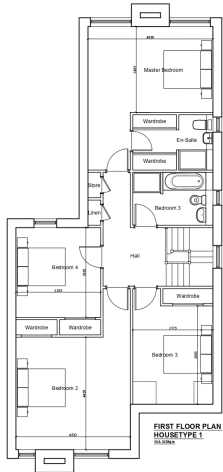
### Accommodation

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

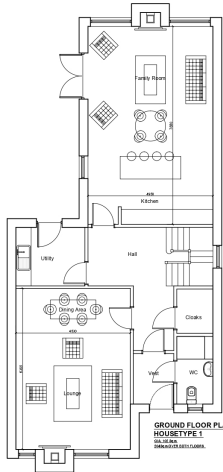
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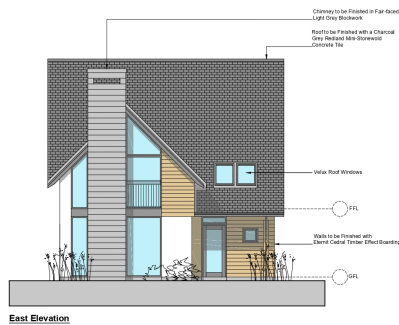
# FLOORPLAN



FIRST FLOOR PLAN  
HOUSE TYPE 1



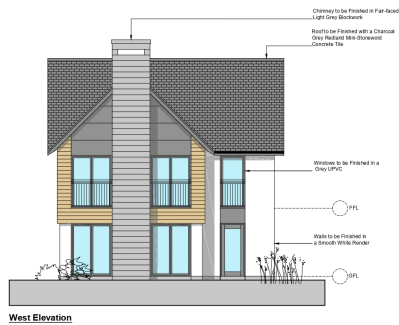
GROUND FLOOR PLAN  
HOUSE TYPE 1



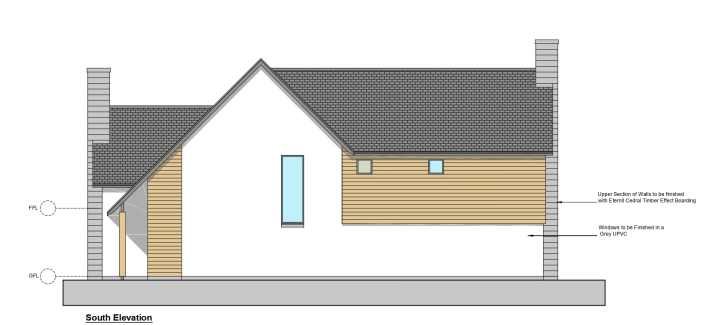
East Elevation



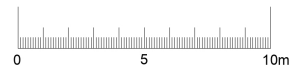
North Elevation



West Elevation



South Elevation



Project	PROPOSED HOUSING DEVELOPMENT @ MARYBURGH		
Client	KCI PROPERTIES LTD	Scale	1:100 @ A2
Title	TYPE 2 (PLOTS 2 + 3) PLANS & ELEVATIONS	Drawn By	BNCW
Project No.	H 072	Dep No.	PL 205
Consultant/Client/Partnership	100 St Clair Street, Kinross, Fife, KY11 2ES	Date	MARCH 2020