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Andersons LLP

SOLICITORS AND ESTATE AGENTS



Sunnyside Residential Development, Drum, KY13 0PP

Offers Over £350,000

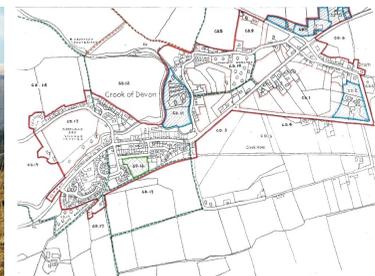
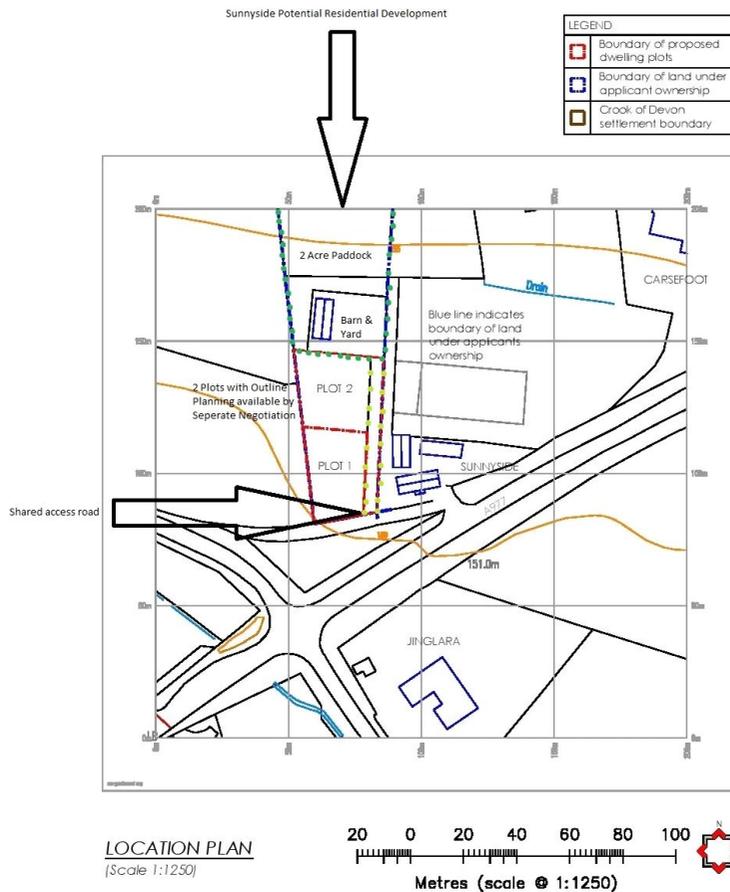
An excellently located Further Potential Residential Development, in a pleasant rural setting with spectacular countryside views. The Development is situated in a Residential Development Area and is mainly laid to grass, with an existing Barn, which could be converted to a Residential Dwelling House (subject to planning permission), a Yard Area and a 2 Acre Paddock. The site extends to 0.92 hectare (2.28 acres) or thereby.

A further 2 Building Plots of 0.14 hectares (0.36 acres) with Outline Planning Permission are available by separate negotiation once this plot sells.

Any further information and to organise a viewing please contact the selling agents.

- **FURTHER POTENTIAL RESIDENTIAL BUILDING DEVELOPMENT**
- **SITUATED IN A RESIDENTIAL DEVELOPMENT AREA**
- **APPROX 2.28 ACRE SITE**
- **ATTRACTIVE COUNTRYSIDE VIEWS**
- **BARN & YARD**
- **2 ACRE Paddock**
- **2 FURTHER RESIDENTIAL BUILDING PLOTS WITH OUTLINE PLANNING PERMISSION AVAILABLE BY SEPARATE NEGOTIATION ONCE THIS PLOT SELLS**



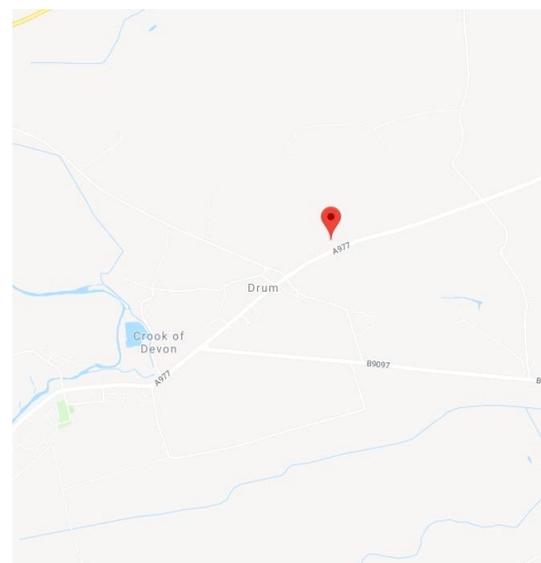


Services

Mains electricity, water and drainage are available on site. Purchasers must satisfy themselves as to the availability and quality of all services.

Travel Directions

Leaving Kinross on the A977 towards Crook of Devon. Sunnyside Development is located on the right hand side of the road just before the hamlet of Drum. The Development is to the left hand side of Sunnyside Farmhouse. Please park in the spaces directly across from the Development site and do not block access for the owner of Sunnyside Farm.



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