



## Borrowdale Plot, Keltybridge. KY4 0JG

An outstanding opportunity to develop a Building Plot with Full Planning Permission for a Detached Bungalow. The development is set on a large plot of approximately 775sqm and situated in a sought after residential location on the edge of the village of Keltybridge.

The property will offer countryside living while being within easy reach of the main motorway networks and local amenities.

Details of the full planning permission are available on the Perth & Kinross Council planning website using reference 23/01695/FLL

Proposed Layout - The proposed layout indicates the following: Entrance Vestibule, Reception Hallway, WC/Cloakroom, Open Plan Sitting/Dining Room/Kitchen, Utility Room, Master Bedroom with En Suite & Dressing Room, 3 further Bedrooms and Family Bathroom.

Viewing is highly recommended.



## PROPERTY DESCRIPTION

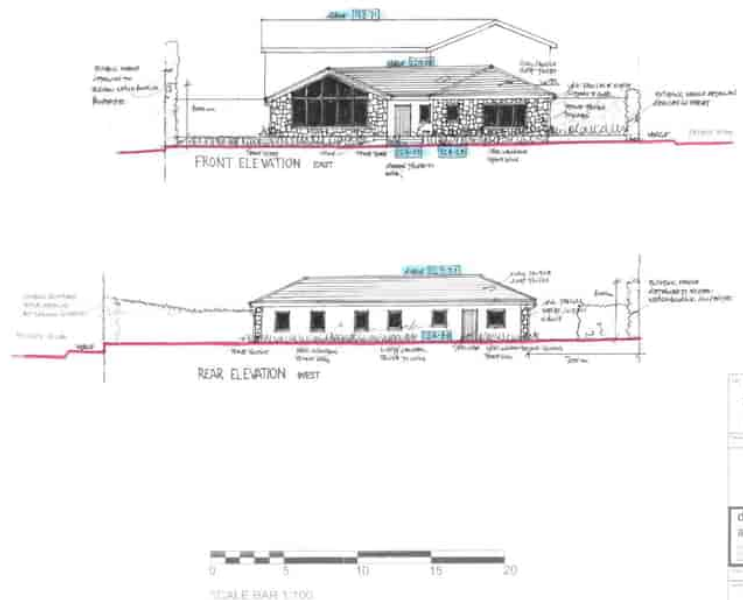
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Keltybridge is a small village on the edge of Fife, conveniently situated for access to the M90 Motorway, the perfect combination for rural living and easy commuting. There are train stations in nearby Cowdenbeath and Dunfermline, with a 'Park & Ride' 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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- Building Plot of 775sqm
- Full Planning Consent - 23/01695/FLL
- Planning Permission for 4 Bedroom Detached Bungalow
- Village Location with Aspects towards Benarty Hill
- Close to All Amenities & Motorway Access





## ROOM DESCRIPTIONS

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### Accommodation

#### Entrance Vestibule

Entry from the front into the entrance vestibule. Storage cupboard.

#### Reception Hallway

Reception hallway providing access to the open plan kitchen/sitting/dining room, utility room, wc/cloakroom, 2 storage cupboards, 4 bedrooms and bathroom.

#### Open Plan Kitchen/Sitting/Dining Room

Large open plan kitchen/dining/sitting room.

#### Utility Room

Utility Room to the rear accessed via the kitchen.

#### Master Bedroom

Master bedroom to the front with access to the en suite and dressing room.

#### Bedroom 2

Bedroom to the rear.

#### Bedroom 3

Bedroom to the rear.

#### Bedroom 4

Bedroom to the rear.

#### Bathroom

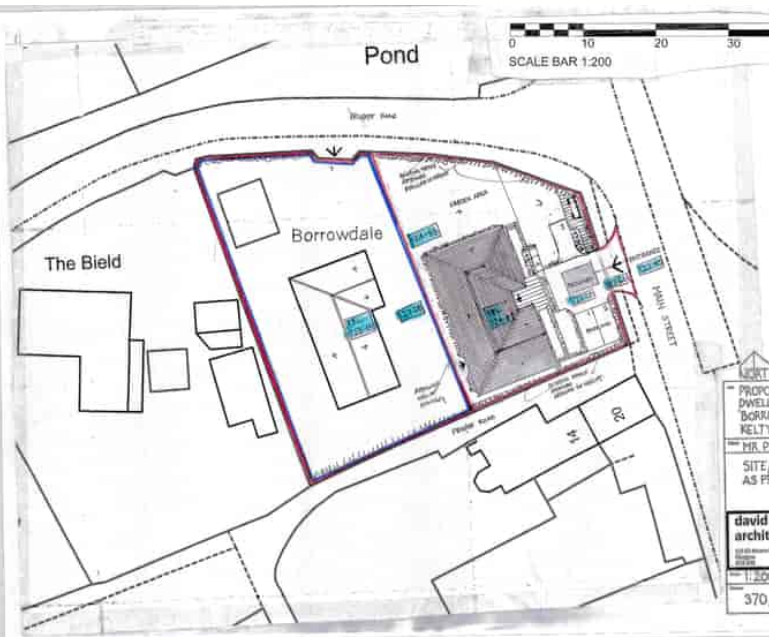
Bathroom to the rear.

#### Gardens

Gardens to the front and side.

#### Parking

Driveway parking for 3 vehicles.



# FLOORPLAN

