

Bradburne & Co

Chartered Surveyors, Estate Agents

Kirkcaldy 10 Miles

Dundee 22 Miles

Building Plot Westport Falkland, Fife

St Andrews 21 Miles

Edinburgh 37 Miles

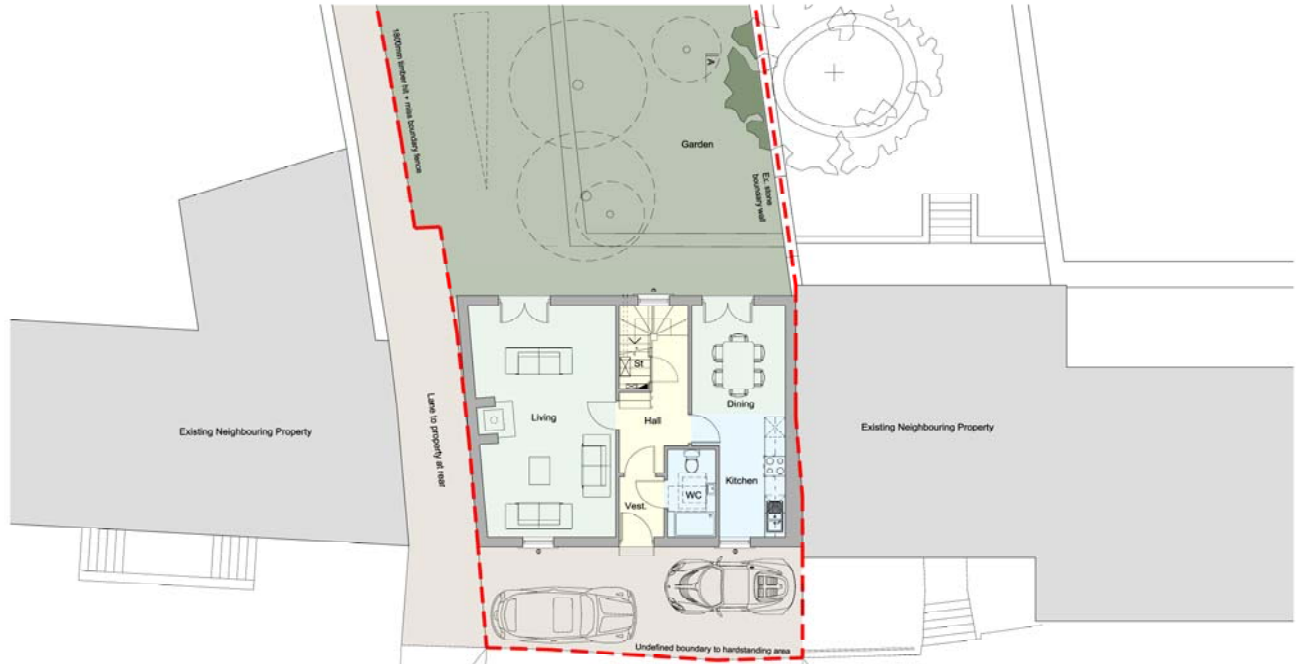


**A MAGNIFICENT RESIDENTIAL BUILDING PLOT WITH
FULL PLANNING PERMISSION FOR A TWO STOREY HOUSE SET IN AN
HISTORIC AND PICTURESQUE CONSERVATION VILLAGE**

**Accessible Location
Services Adjacent
Car Parking for 2 Vehicles
Large Garden**

139 South Street St Andrews Fife KY16 9UN
Tel: 01334 479479 Fax: 01334 474399
Email: info@bradburne.co.uk Web: www.bradburne.co.uk

New House at High Street West, Falkland



Ground Floor Plan

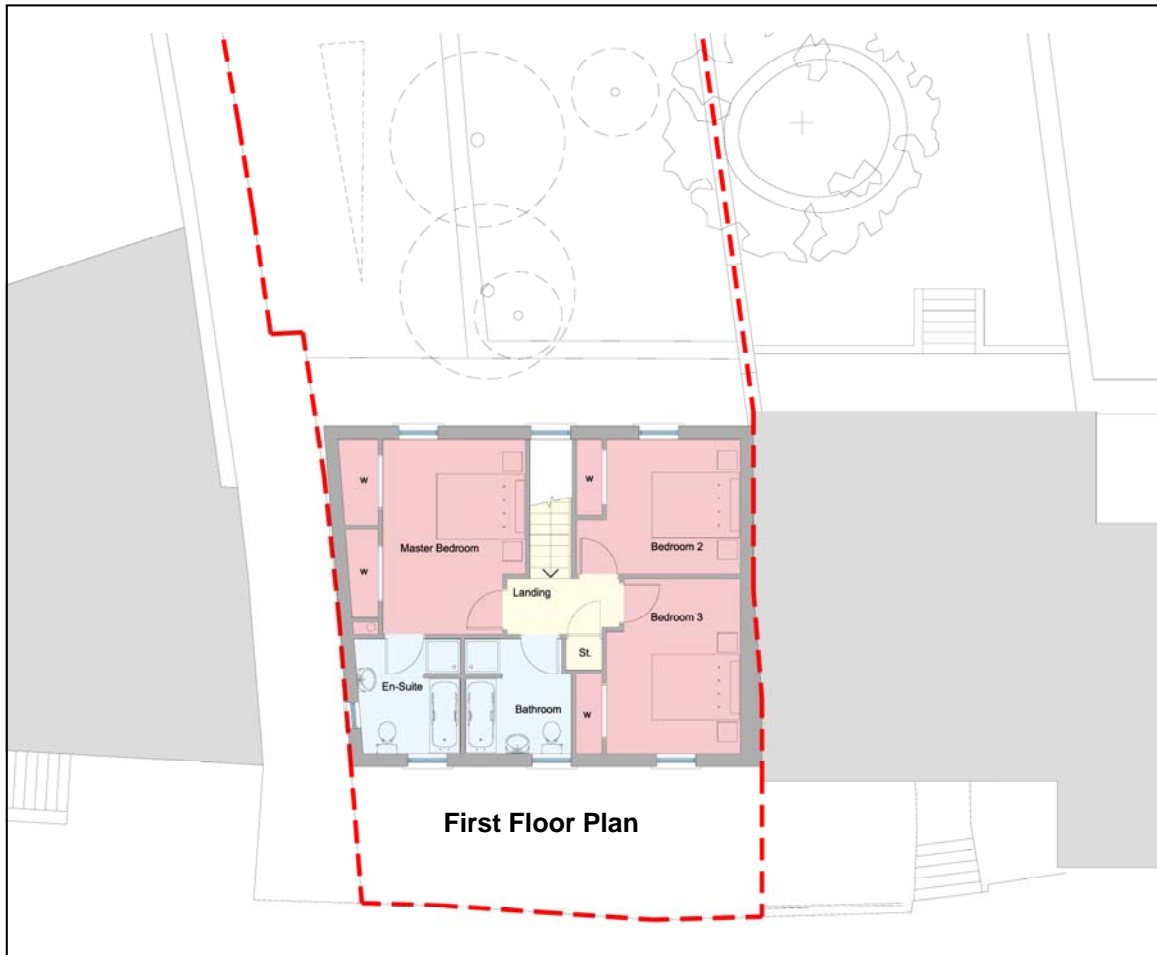
Areas	
<i>Ground</i>	
Living	7.20 x 4.29m
Kitchen	3.00 x 2.51m
Dining	4.20 x 2.71m
WC	2.75 x 1.3m
<i>First</i>	
Master Bedroom (En-Suite)	4.5 x 3.2m
Bedroom 2	3.1 x 3.7m
Bedroom 3	3.0 x 4.0m
Bathroom	2.4 x 2.6m
Total Area	128.52 sq.m

Proposed Ground Floor Plan



PLANNING

Rev. A: Layout amended as per Planning Dept 09/11/21
LEADINGHAM JAMESON ROGERS + HYND
 CHARTERED ARCHITECTS
 10 West 26 Street, Falkland, Fife, KY21 2JL
 Job Name: New House at High Street West, Falkland
 Job No.: 2021
 Scale: 1:100 @ A3
 Date: April 20
 Drawn: J.R.
 Checked: J.R.
 Job No.: 2021
 Scale: 1:100 @ A3
 Date: April 20
 Drawn: J.R.
 Checked: J.R.



First Floor Plan

SITUATION

Falkland is a conservation village best known for its Palace and has won the best kept village on numerous occasions. It has a general store, post office, bank, restaurant, public houses and a primary school. More comprehensive facilities are available in Cupar and Glenrothes nearby. The nearest train station is at Markinch and Edinburgh is only 45 minutes by road. Secondary schooling is also available in Cupar.

DESCRIPTION

The end terrace site occupies an enviable situation in the middle of Falkland with Planning Consent for a house with a Dining Room, Living Room and Kitchen on the ground floor and Master Bedroom (En-Suite), 2 further bedrooms and a bathroom on the first floor. Outside is parking for 2 cars and a spacious garden.

DIRECTIONS

From the main road turn into East Port and pass the Palace into the High Street. Continue past the green on your right and the plot can be found on the left. For route planning the post code is KY15 7BW



PLANNING

Full Planning consent was given on 15th July 2009 Ref: 08/01906/EFULL. A copy of this consent is available from Fife Council Planning Offices in Cupar or from the website at www.fifedirect.org.uk.

Subject to further discussions with the Planning Department it may be possible to vary the layout plan to your own requirements. For further information please contact the Architects; LJR+H Architects, 18 South Tay Street, Dundee, DD1 1PD. Tel: 01382 200 511 Email: admin@ljrh.co.uk

VIEWING

Strictly by appointment with Selling Agent. Telephone 01334 479479.

SERVICES

Mains electricity, gas, water and drainage are all nearby.

OFFERS TO:- Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

ASKING PRICE

Offers over £65,000 are invited.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents.

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