

Morgans
PROPERTY

Plot, Hilton Road, Cairneyhill, KY12 8RG
Offers Over £135,000



An exciting development opportunity with planning permission for a detached executive home in sought after West Fife village of Cairneyhill. The location of this building plot is idyllic with countryside views and easy access to the M90 motorway network and surrounding villages. All details can be obtained via Fife Council Website Ref 19/02285/PPP and renewal reference is 22/03607/PPP.

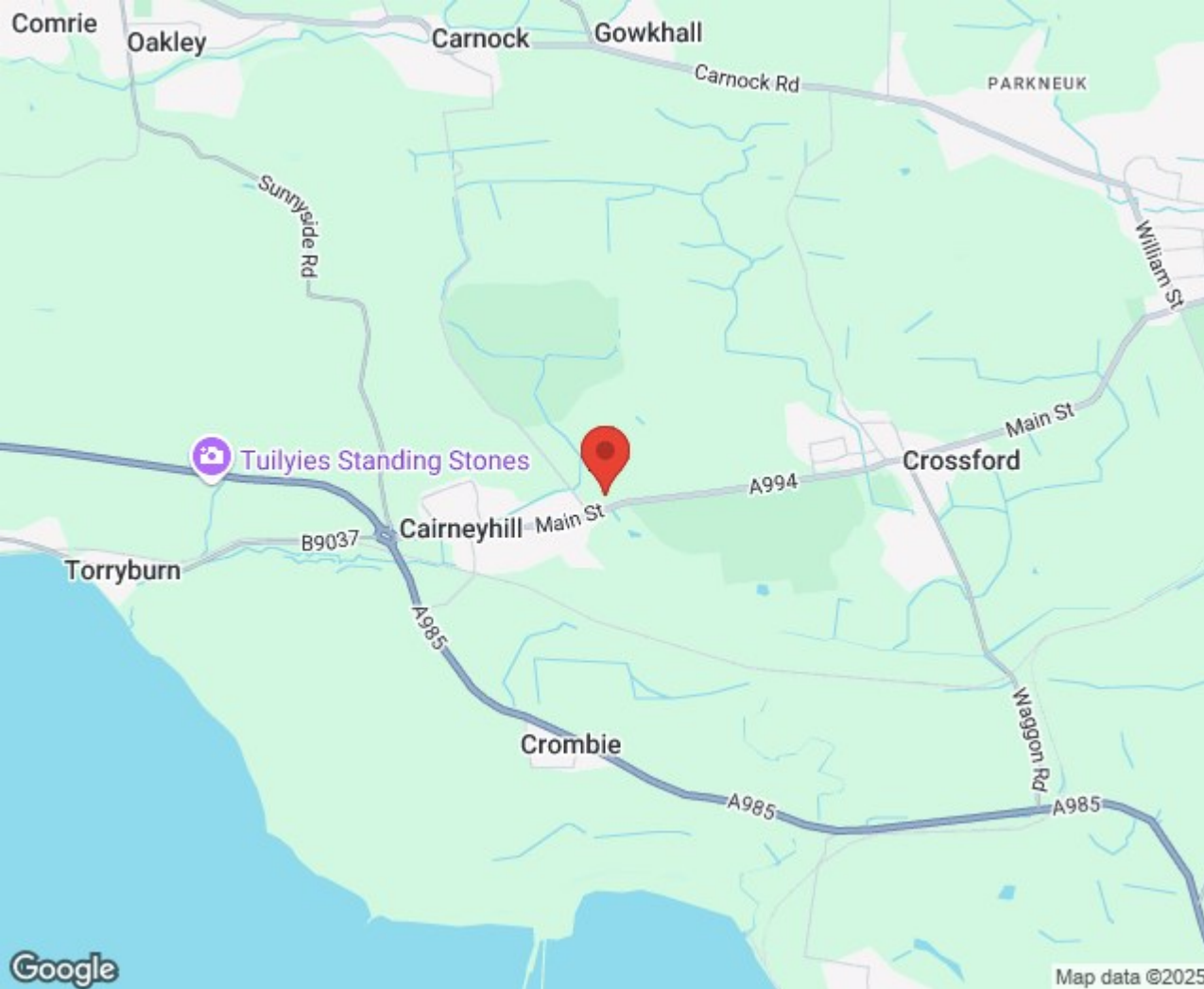
LOCATION

The plot is situated within Cairneyhill, which is a sought after village located on the western outskirts of Dunfermline. The village enjoys a good range of facilities, which include a local shop, petrol station, hotel, nursery/ primary school, community centre and church together with Forrester Park Golf and Country Club. The property is also in close proximity to historic Dunfermline Golf Club. There is also quick easy access to the M90/M80 motorways bringing Edinburgh and Glasgow within easy commuting distance. There is a regular bus service providing easy access to the nearby city of Dunfermline where a wider range of facilities can be found.



Agent/Owners notes

The owners will create the road to the plot and the surface will be Type1. They will be responsible for the demolition of the building to create the access road. They will lay the ducting for the services and the purchaser will negotiate connection with the respective utilities. The ducting will be laid from the demolished building to the boundary of the site and we will create the opening to the site. To comply with the latest surface water regulations a "soakaway" will need to be outwith the plot in the owners ground which their contractor would install when the road is being created. The purchaser will be liable for these costs. The sewage pipe runs parallel to the north edge of the boundary so no permission will be required to connect to this as the pipe services the two properties. We will not be creating any access to a telephone line.



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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.