



Fair View, North Cottage, Moonzie Mill, Balmullo, KY16 0AH
Offers over £120,000

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OFFERS OVER

£120,000

This is a superb opportunity to purchase a building plot in a beautiful rural location near to Balmullo. It is ideally situated for commuting to larger centres including Dundee, St Andrews and Cupar, or further afield via the mainline railway station at Leuchars only a few miles away.

The plot is positioned at the end of a quiet, private driveway near to a few other houses providing the peace and tranquillity of the countryside without total isolation. The house will have beautiful country views in every direction.

Full planning permission has been granted and building warrants in place for the build of a 5 bedroomed house with stunning features including open plan living space and dining/kitchen with cathedral ceiling, large master bedroom with dressing room and en-suite bathroom, integral double garage and generous garden.

Full details of the planning permission can be found on the Fife Council Planning website using reference 18/01921/FULL.

Also on the site there exists a shipping container and a Portaloo which may prove useful for the build project. These items are available by separate negotiation.





- Building Plot with full planning permission
- Rural location near to Balmullo
- Peaceful country outlooks in all directions
- Permission and building warrants in place for:

- 2 storey house
- 5 bedrooms
- Open plan living/dining/kitchen
- Utility
- 3 bathrooms
- Garage

INCLUDED

Shipping container and portaloos by separate negotiation

SERVICES

There are no services installed at the site but electricity is beside the plot with water either coming from a well or from the mains which is on the other side of the field. A septic tank would be required to deal with waste which is detailed on the engineers drawing.

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND N/a

EPC RATING G

FLOOR AREA sqm



Room Sizes

Approximate measurements

Kitchen/lounge/diner

Utility

Master bedroom

En-suite bathroom

Family bathroom

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5/Study

Shower room

Ground Demonstrative



First Demonstrative only



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