



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

# Fair View, North Cottage Moonzie Mill Balmullo KY16 OAH 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 portaloo by separate negotiation

#### SERVICES

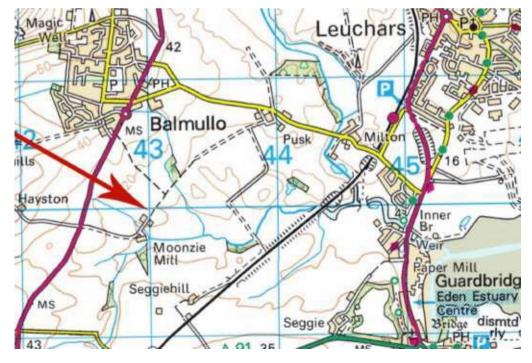
There are no services installed at the site but electricity is beside the plot with water either coming from a well or from the mains which is on the other side of the field. A septic tank would be required to deal with waste which is detailed on the engineers drawing.

#### VIEWING

By Appointment Through Our St Andrews Office Telephone: 01334 477700

#### COUNCIL TAX BAND N/a EPC RATING G FLOOR AREA sqm





Room Sizes	
Approximatemeasurements	Ground Demonstrative
Kitchen/lounge/diner	
Utility	
Master bedroom	Lounge/Diner
En-suite bathroom	
Family bathroom	Kitchen
Bedroom 2	
Bedroom 3	
Bedroom 4	
Bedroom 5/Study	Double Garage Bedroom Study
Shower room	Shower Room





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### CUPAR

67 Crossgate, Cupar, Fife KY15 5AS T: 01334 654081 E: cupar@rollos.co.uk AUCHTERMUCHTY 36 Cupar Road, Auchtermuchty, Fife KY14 7DD T: 01337 828775 E: auchtermuchty@rollos.co.uk

#### **ST ANDREWS** 6 Bell Street, St Andrews, Fife KY16 9UX

Fife KY16 90X T: 01334 477700 E: standrews@rollos.co.uk

### ST ANDREWS 114 South Street, St Andrews, Fife KY16 9QD T: 01334 477774

E: propertyletting@rollos.co.uk

Prospective purchasers/tenants the closing date will be advised a

## GLENROTHES

North House, North Street, Glenrothes, Fife KY7 5NA T: 01592 759414 E: glenrothes@rollos.co.uk We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.

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