

**J & G
WILSON**

Plot 2, Duncreevie Road, Drunzie near Glenfarg, PH2 9PE.

Fixed price £90,000.



Particulars of Sale

Glenfarg 2 miles, Kinross 6 miles, Perth 12 miles, Dunfermline 18 miles, St Andrews 27 miles & Edinburgh 33 miles.

A residential plot with full planning permission granted for a detached four bedroom home and double garage.

The plot is approximately 576 square metres.

DIRECTIONS

Enter Milnathort from Kinross. At the roundabout at the centre of Milnathort turn right onto the B996 Perth Road. Take the last turning on the left before leaving Milnathort. Follow this road directly ahead crossing over the M90 motorway. The road leads uphill past Netherton, Blainnathort and into Drunzie. Travel past the older houses and then the row of more recently built homes. Plot 2 is the second last plot on the right hand side before leaving Drunzie.

SITUATION

The plot enjoys an attractive semi-rural position between Glenfarg and Milnathort.

Glenfarg offers schooling of good repute at Arngask Primary School and secondary schooling at Kinross High School. The village also offers a local shop, church, village green, riding stables, bowling green and a large park housing tennis courts and a children's play area. The renovated village hall serves as a centre for many clubs and activities.

Kinross offers amenities including secondary schooling of excellent repute, banks, small supermarkets, shops for everyday needs, Post Office, churches, local bus services, sports clubs, health care facilities and attractive walks around Loch Leven as well as in the surrounding countryside. There are a good range of local hotels with bar and restaurant facilities with the Kirklands Hotel being excellent for food. Local cafes offering good coffee and snacks include Unorthodox Roasters and The Courthouse.

Perth offers extensive amenities including excellent shopping facilities, railway station, bus station, swimming pool, cinema, parks, sporting facilities, professional offices, banks, churches and recreational amenities.

DESCRIPTION

Planning permission was granted on the 5th of February 2019 by Perth and Kinross Council. The planning reference number is 9/00006/FLL and the planning consent is valid for three years. All documentation can be viewed on line using the Perth & Kinross Council planning website or on the link below:

<https://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PKSYE8MK09000>



Plot 2 is an exciting opportunity to build an individual detached 4 bedroom home and double garage. The plot enjoys open views and excellent commuter links. It offers an excellent blend of a rural lifestyle but easy access to amenities.

GENERAL INFORMATION

VIEWING

Please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

SERVICES

It is believed services adjoin the plot. Purchasers should carry out their own investigations to confirm the availability and costs of servicing the plot.

PLANNING

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. Phone: 01738 475000. Email enquiries@pkc.gov.uk.

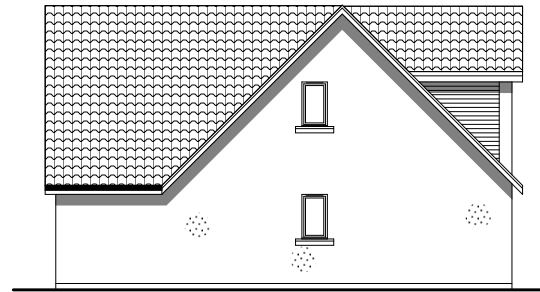
SELLING YOUR OWN HOME

J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like to take advice regarding the sale of your property please call 01577 862302 / 07979 105615 or email d.fergusson@jgwilson.co.uk

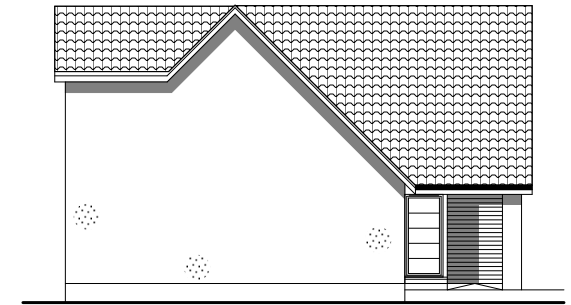
Particulars prepared August 2019.



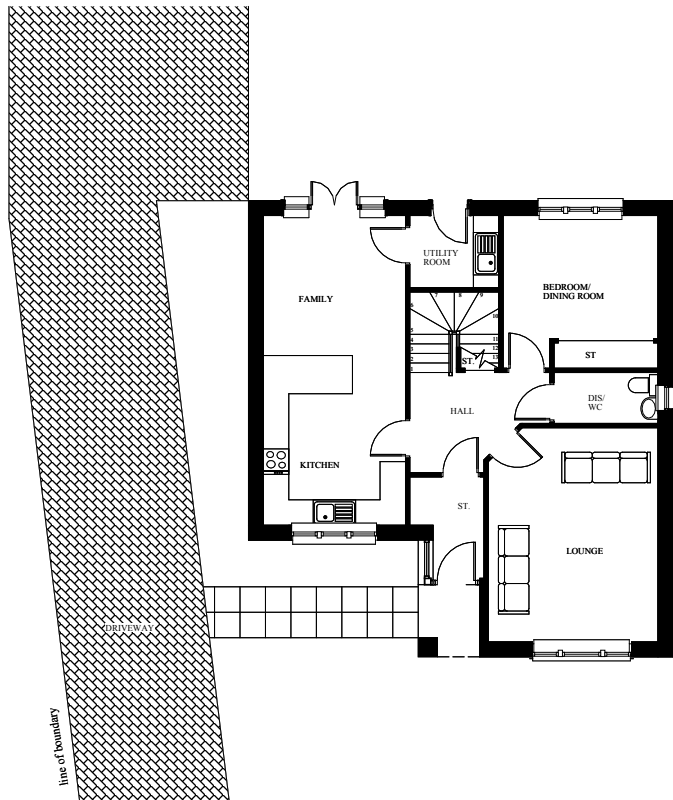
PROPOSED WEST ELEVATION



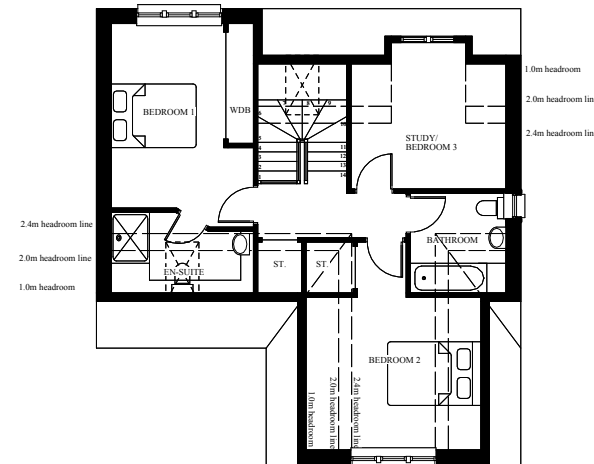
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



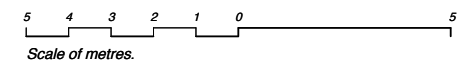
PROPOSED GROUND FLOOR PLAN

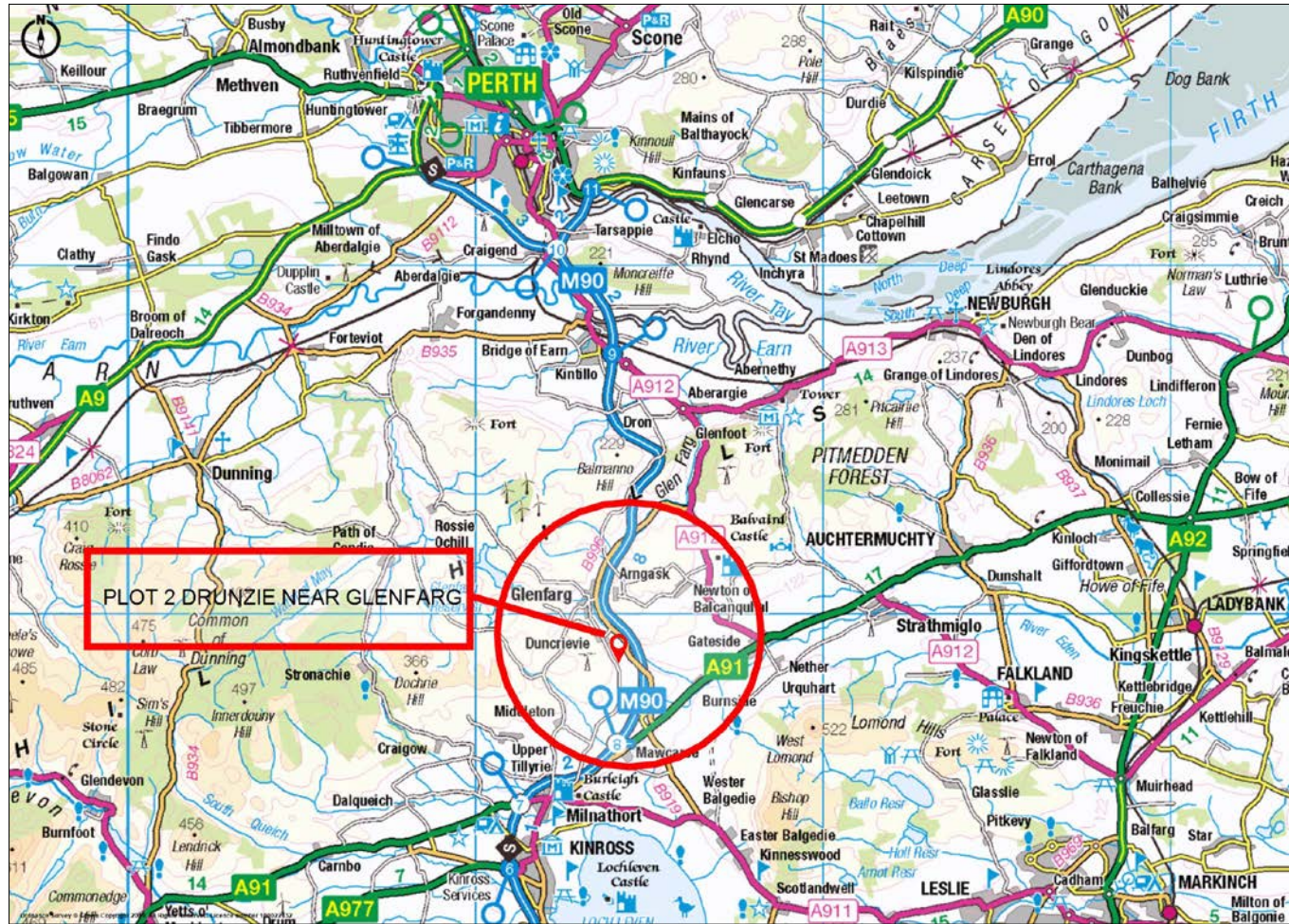


PROPOSED FIRST FLOOR PLAN



PROPOSED EAST ELEVATION





Promapv2
 LANDMARK INFORMATION

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 Licence number 100022432
 Plotted Scale - 1:175000. Paper Size - A4

PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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