

Plot of Land, Battery Road

NORTH QUEENSFERRY, FIFE, KY11 1JZ



*Plot of land for sale with full Planning
Permission and Building Warrant for a bespoke
two-bedroom house*



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McEwan Fraser Legal is delighted to present an excellent development opportunity with the plot in North Queensferry. This well-located plot of land comes with full Planning Permission and a Building Warrant in place for the construction of a modern two-bedroom detached house, making it an ideal prospect for developers, investors or those looking to build their own bespoke home in a highly desirable setting.

Nestled under the iconic Forth Railway Bridge on the banks of the River Forth, the 141sqm (or thereby) plot provides a stunning backdrop for the development. Details of the Planning Permission (reference numbers 12/03458/FULL and 12/03458/NMV) and the Building Warrant (reference number 25/00619/BW) can be found on Fife Council's website.

THE PLOT



THE VIEW

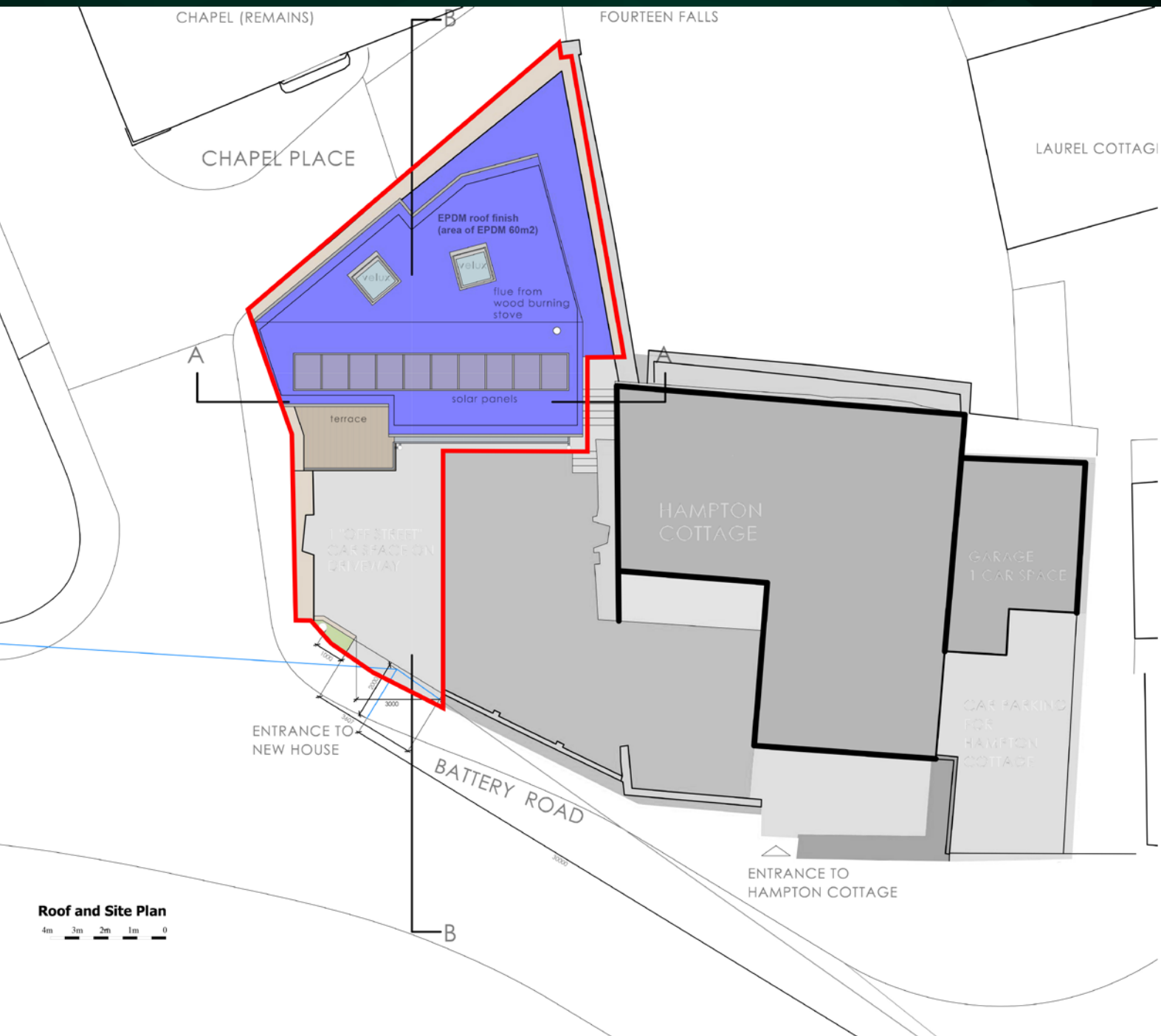


Once realised, the approved house design would boast a sleek, modern exterior with a pleasant, fluid interior layout. The entrance is through the main front door into a lower hallway, which offers ample storage space. The ground floor features two double bedrooms, with the master bedroom benefiting from built-in wardrobes, and a three-piece family bathroom. Stairs lead to the upper level, where you'll find an open-plan living and dining area, along with a bespoke kitchen that includes ample wall and base units and integral appliances. Large windows on this level provide stunning panoramic views across the Firth of Forth to South Queensferry, and there's a terrace off the kitchen, perfect for entertaining and relaxing. A handy double WC is also located on this level. Additional features include a garage at the front of the property with parking for two vehicles, and the entire property is surrounded by a brick wall, offering privacy and seclusion for families and pets.

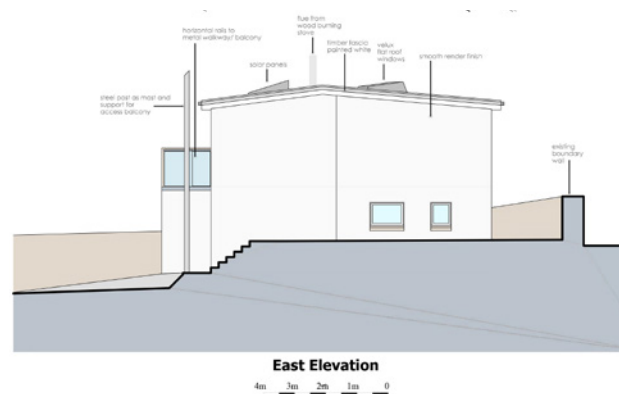
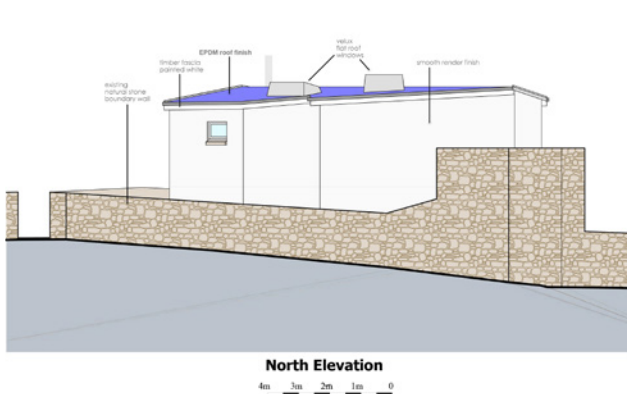
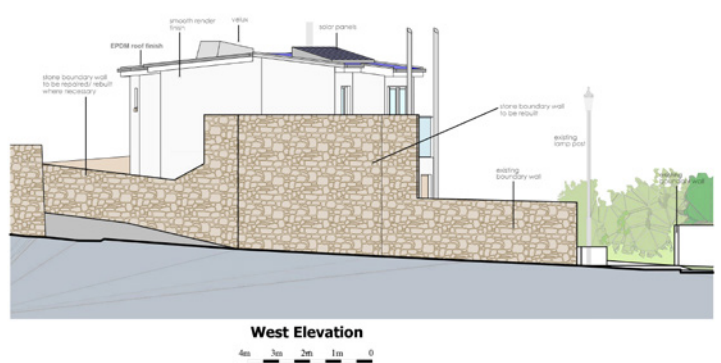
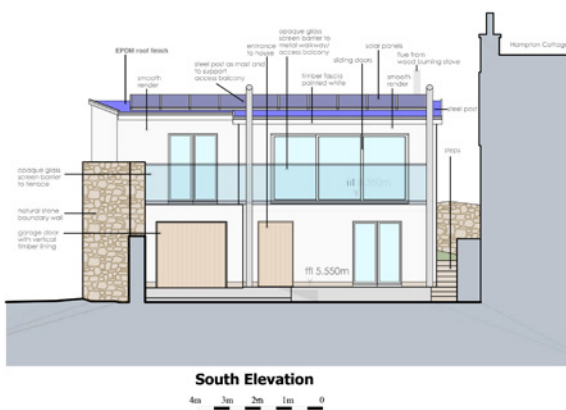
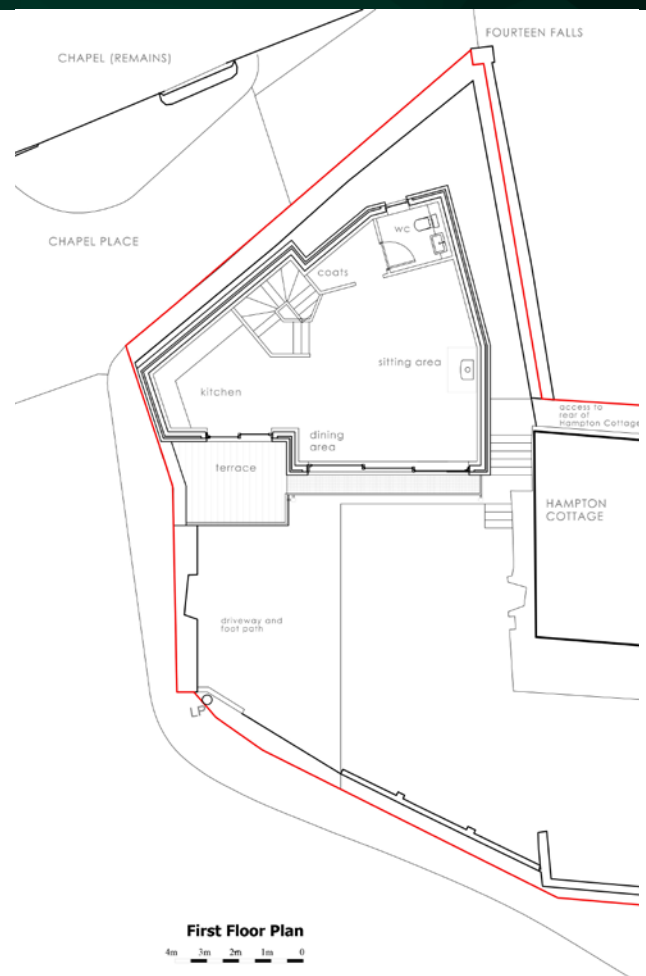
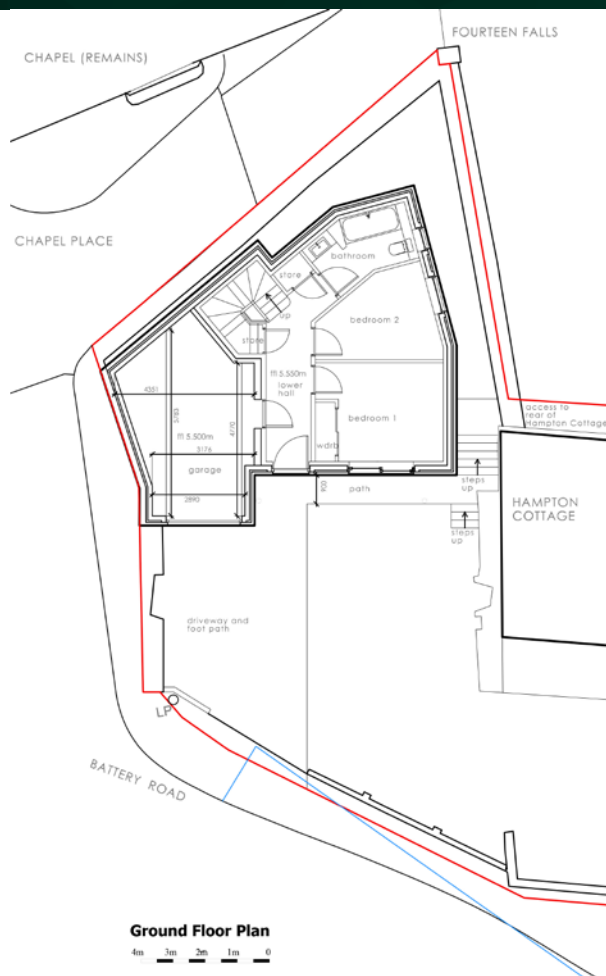
The purchaser could amend the approved design to suit their own vision, either internally or externally, subject to obtaining the relevant permissions.

This is a rare opportunity in an idyllic location, perfect for those looking to make the most of a fantastic development prospect.

SITE PLAN



FLOOR PLANS & ELEVATIONS



THE LOCATION

North Queensferry is a delightful village located at Fife's most southerly point. It lies only 10 miles (16.1km) from Edinburgh, making this an ideal commuter base for those travelling to the city.

North Queensferry is home to one of the largest and most popular public aquariums, Deep Sea World. There is a good selection of eateries, including a small, family-run establishment called the Wee Restaurant, which has been awarded a Michelin Guide 'Bib Gourmand' and was named best eating place in Scotland by The Independent. There are three hotels, several B&Bs and a local café within the village. There is a local primary school, a community centre, a local store and a railway station all within the village.



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