



Plot 12, The Ness, Main Street, Torryburn, KY12 8LR  
Offers Over £125,000





Idyllic riverside building plot in the picturesque West Fife village of Torryburn. This generous building plot approx 760m2 or thereby and affords panoramic views over the River Forth and Estuary and across to the Pentland Hills. The previously approved planning permission lapsed in 2019 and the outline planning is for a four bed detached villa with driveway and garage. All details can be obtained via Fife Council Website Ref 16/02831/FULL or within our offices.





## LOCATION

The property is located in the popular coastal village of Torryburn and is within a short walking distance to woodland, footpaths and National Cycle Route 76 alongside the River Forth. The historic village of Culross is only 3 miles to the west. Local amenities in the adjacent villages of Newmills and Cairneyhill include convenience stores, post office, garden centre and petrol station. There are primary schools locally and high schools in nearby Dunfermline. Quick access to the A985 makes this an ideal commuter location with easy travel to Edinburgh or the north by road or rail and west via the Kincardine Bridge to Stirling or Glasgow.





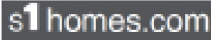


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.