

# Home

SALES & LETTINGS

BUILD YOUR OWN DREAM BUNGALOW



2 SELF-BUILD PLOTS  
WITH PLANNING PERMISSION  
STRATHMIGLO, FIFE, KY14

# DISCOVER YOUR DREAM HOME.

## TWO INDIVIDUAL SERVICED SELF-BUILD PLOTS WITH PLANNING PERMISSION AVAILABLE FOR SALE

Nestled on the edge of the charming village of Strathmiglo, these two individual serviced plots offer the ideal opportunity to create your dream home in a truly special setting. Enjoy the freedom of a self-build project with the added benefit of outline planning permission already in place, giving you a head start on your home-building journey.



### READY-TO-BUILD SERVICED PLOTS

Forget the stress of arranging utilities, drainage, or access. These plots come fully serviced, ensuring essential connections are ready to go. With key infrastructure in place, you can focus on what really matters, creating a home that is perfectly yours.

### DESIGNED FOR LIGHT, SPACE AND LIVING WELL

Every detail of these contemporary bungalows has been created to celebrate light, space and their beautiful countryside setting. Expansive glass and open plan living areas create a seamless connection between indoors and outdoors, while large windows frame the ever changing rural views.

Each home offers three generous bedrooms, a dedicated home office and a double garage for added convenience.

### A PEACEFUL COUNTRYSIDE LOCATION WITH EXCELLENT CONNECTIONS

Set against the picturesque backdrop of rural Fife, Strathmiglo offers a peaceful village lifestyle with everything you need close by. Local shops, schools, and amenities are all within easy reach, while nearby Cupar, Kinross, and Perth, together with excellent transport links via the M90 make travelling straightforward. Dundee is also easily accessible, providing a convenient commute for work, study, or leisure.

# AN EXCITING OPPORTUNITY

**EMBRACE SERENITY: YOUR DREAM HOME AWAITS IN STRATHMIGLO**



**THOMSON**  
PROJECT  
MANAGEMENT

## FEATURES THAT SET STRATHMIGLO APART:

### 1. SERVICED PLOTS WITH DETAILED PLANNING CONSENT

Your dream home starts here, with peace of mind built in. Both plots come fully serviced and with planning consent in place, giving you a clear, straightforward path from vision to completion. Everything is ready for you to begin your self-build journey with confidence.

### 2. TAILORED DESIGN FOR YOUR LIFESTYLE

Both bungalows have been thoughtfully planned to make the most of the site's outlook and natural light, blending contemporary living with the timeless charm of the countryside.

### 3. A SETTING OF NATURAL BEAUTY

Set on the edge of Strathmiglo village, these plots enjoy a stunning backdrop of open countryside. Wake up to rolling views and the gentle calm of rural life, all within a welcoming and well-connected community. It's the perfect balance of nature, comfort, and convenience.

### 4. LIGHT, SPACE AND MODERN COMFORT

Each bungalow design celebrates light and space, featuring open-plan living areas and large windows that bring the outside in. The result is a bright, airy home that feels both uplifting and inviting, a perfect canvas for your personal style.

### 5. FULL PROJECT MANAGEMENT SERVICE AVAILABLE

Thomson Project Management offers a comprehensive service to guide you every step of the way. From design advice and material sourcing to contractor coordination and budget control, their team ensures your self-build experience is seamless, efficient, and rewarding, so you can focus on creating a home you'll love. Discover the charm of Strathmiglo, where countryside living meets contemporary design, and your dream home becomes reality.



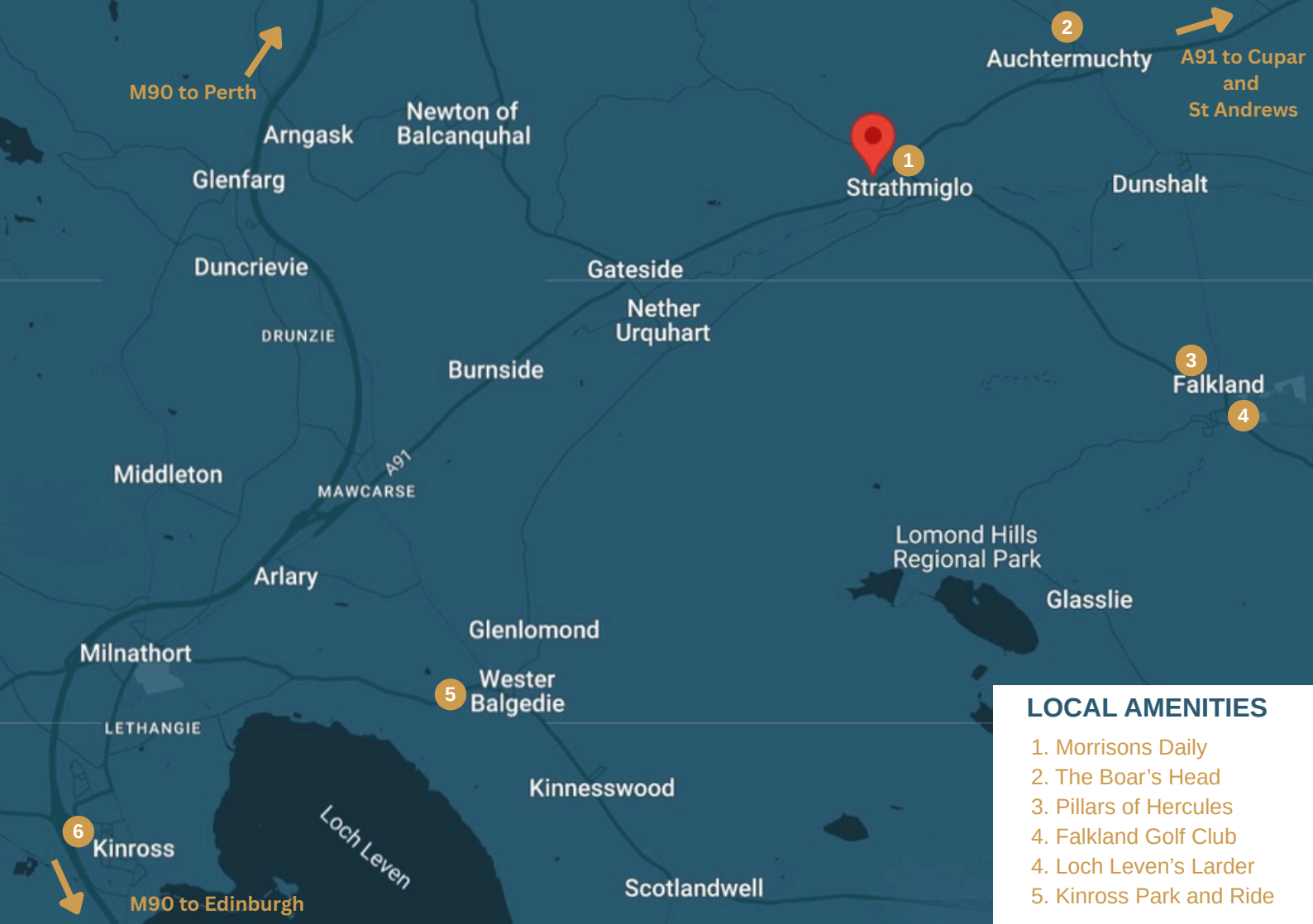
# VILLAGE LIVING IN THE HEART OF FIFE

Strathmiglo is a picturesque Fife village that perfectly balances rural tranquillity with modern convenience. Rich in history and character, the village features traditional stone architecture, leafy surroundings, and a strong community spirit that makes it a truly welcoming place to call home.

Local amenities include a nursery and primary school, a local shop and Post Office, a friendly village pub, and a community hall that regularly hosts events and activities.

Outdoor enthusiasts will love the surrounding countryside, offering beautiful riverside walks, open green spaces, and views of the Lomond Hills. Perfectly positioned for commuters and families alike, Strathmiglo enjoys excellent transport links and easy access to several key towns and cities. Kinross is just a short drive away, offering supermarkets, leisure facilities, and convenient motorway connections. Cupar is only 15 minutes by car, while St Andrews and Dundee are both within easy reach, offering world-class dining, culture, education, and coastal charm. For those commuting further afield, Edinburgh is also easily accessible, making Strathmiglo an ideal base for those seeking a peaceful countryside lifestyle without losing touch with the city.





## LOCAL AMENITIES

1. Morrisons Daily
2. The Boar's Head
3. Pillars of Hercules
4. Falkland Golf Club
4. Loch Leven's Larder
5. Kinross Park and Ride



## UNPARALLELED SETTING

Enjoying a private position at the edge of the village with uninterrupted views of the Lomond Hills Regional Park. The surrounding landscape is not only breathtaking, it's an open invitation to embrace the outdoors, with hill walking, cycling and nature right on your doorstep.

Here, you can enjoy the slower pace of rural life while still being connected to everything you need.

*See the setting.*

*Visualise your new home.*

Preview the location  
through this property  
film



# SITE PLAN



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## PLOT 1

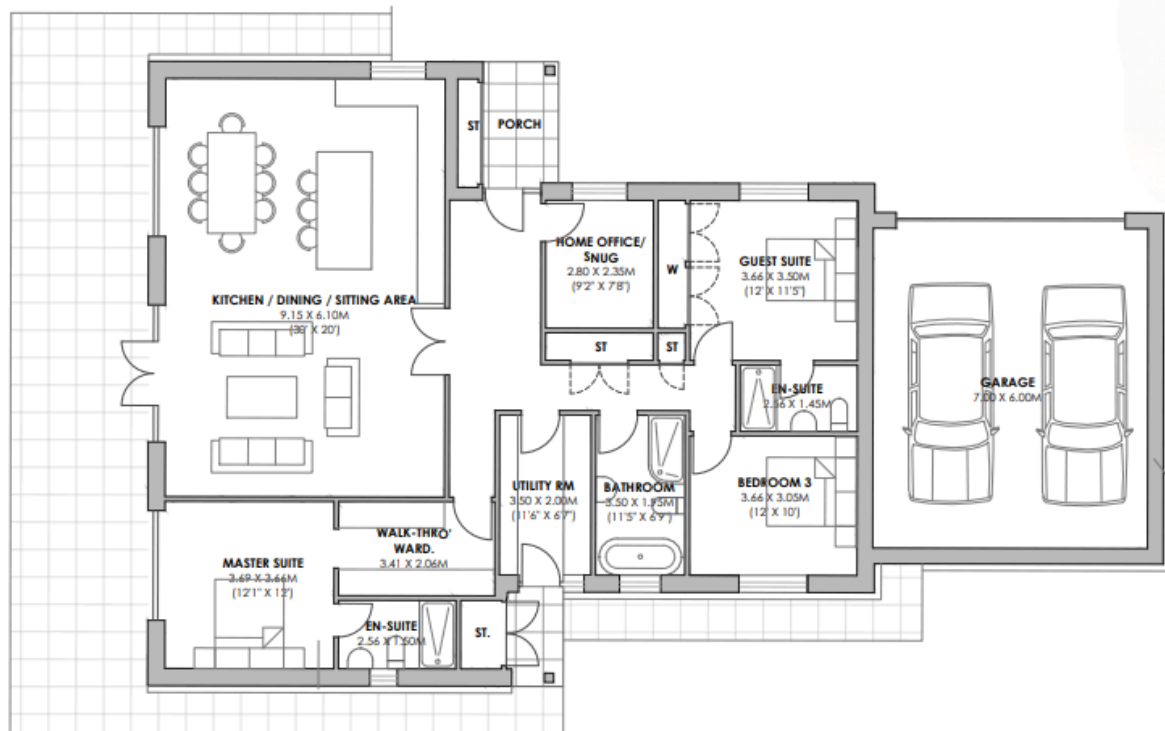


With expansive glazing and open-plan living areas create a seamless flow between indoors and out, allowing natural light to flood the interiors while framing the ever-changing rural views beyond.

This home features three spacious bedrooms, a dedicated home office, and a double garage for modern convenience and flexibility.

Plot 1 extends to approximately 1,058 square metres (0.26 acres), with 158.5 square metres (1,706 square feet) of internal accommodation , offering generous proportions perfectly suited to contemporary family living.





**PLOT 1 HOUSE FLOOR PLAN**

1:100

GROSS INTERNAL FLOOR AREA - 158.5 SQ.M (1,706 SQ.FT)

+ GARAGE - 42.0 SQ.M (452 SQ.FT)

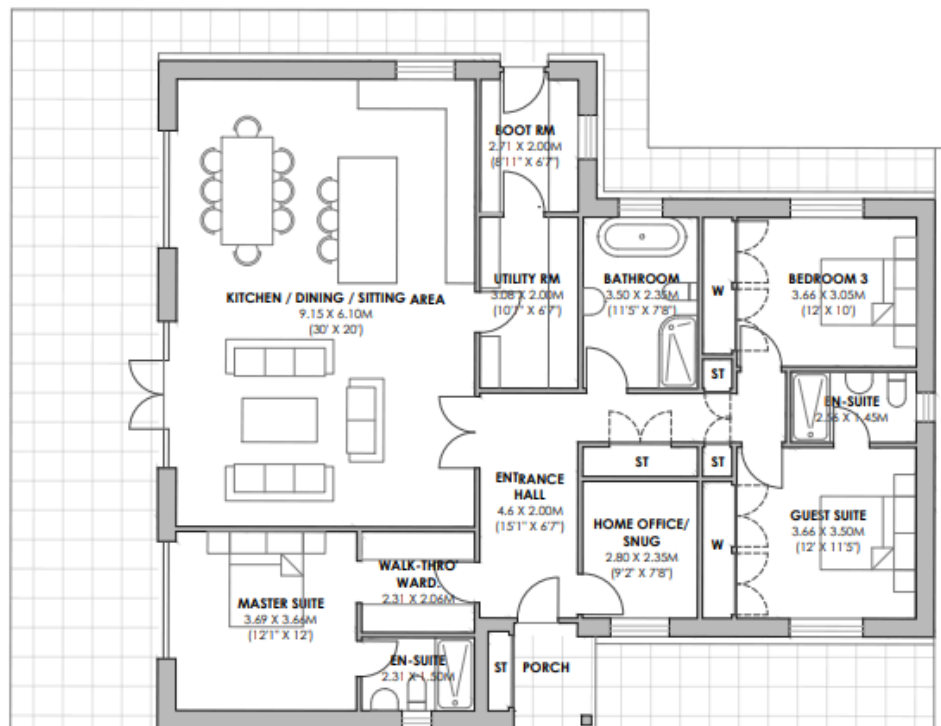
## PLOT 2

Large expanses of glazing and fluid, open-plan layouts invite the outside in and creating bright, uplifting living spaces throughout the seasons.

This property includes three well-proportioned bedrooms, a dedicated home office, and a double garage, combining style with everyday practicality.

Plot 2 occupies approximately 1,150 square metres (0.28 acres), with 160.5 square metres (1,728 square feet) of beautifully considered living space, offering a perfect balance between generous grounds and intelligently designed interiors.





#### PLOT 2 HOUSE FLOOR PLAN

1:100

GROSS INTERNAL FLOOR AREA - 160.5 SQ.M (1,728 SQ.FT)

+ GARAGE - 42.0 SQ.M (452 SQ.FT)

# Home

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