

PLOT ADJACENT TO BLAIRINGONE CHURCH MAIN STREET, BLAIRINGONE FK14 7NY





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BLAIRINGONE, FK14 7NY

PROPERTY FEATURES

- Development opportunity in the village of Blairingone
- Perth and Kinross planning portal Ref: 13/00830/FLL
- Current planning for 4 bed detached family home circa 264 square meters
- Generous plot with parking for multiple cars
- Plot size approximately 931 m2

Harper & Stone are welcoming to the market a development plot adjacent to Blairingone Church. The plot is presented with full planning for a 4 bed detached family home which can be found on the Perth and Kinross planning portal Ref: 13/00830/FLL

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band: Development property, rate not yet available

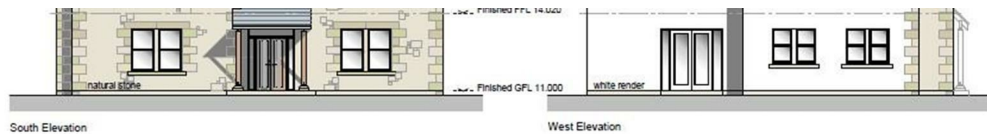
EER Band: Development property, rate not yet available

Water: TBC

Sewage: Septic Tank

Blairingone Church sits in the beautiful small village setting of Blairingone, only 5 miles from Dollar. Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to





South Elevation

West Elevation



North Elevation

East Elevation

Finishes Schedule :

- Roof Finish - Natural slate with zinc ridge cappings and lead flashings
- Wall Finish - Natural stone with detailing as shown
White render elsewhere with
Dormer cheeks with lead or slate cladding
Dormer faces in stone or white render as indicated
- Windows - Double glazed timber windows with painted finish or
Stained/Oiled timber finish to areas with cladding
- Rainwater Goods - Black upvc with cast iron profile

Revisions :
A - CDM : 22.03.13
alterations made to house type



Kilmany, Cramble Point, Cramble,
by Dunfermline, K112 8LQ
Tel: 01383 882992

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CHURCH MAIN STREET

Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen, beauty salon and hairdressers, interior design studio, cafes, opticians, a restaurant & bar and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 20

minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

Supermarket and high street shopping is available in the nearby town of Alloa (8 miles), as well as leisure and health facilities and rail links to Stirling and Glasgow. There is a primary school in Fossoway, with secondary schooling available in Kinross and Dunfermline. Dollar Academy is only 5 miles away and there are also a number of other private schools within easy reach including Glenalmond, Strathallan, and Craigclowan.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and

reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



Ground Floor Plan
132sq.m.