

PLOTS 1 AND 2 VANTAGE STEADING

FORDELL ESTATE, HILLEND,
DUNFERMLINE, FIFE, KY11 7EY


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Solicitors & Estate Agents

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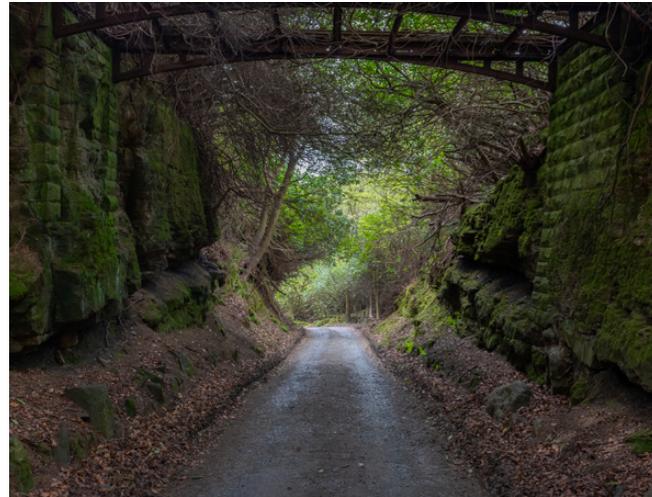
Vantage Steading plots are nestled in a little hamlet of houses between Crossgates and Inverkeithing and only a five minute drive from Duloch Park (the eastern expansion of Dunfermline). Inverkeithing is a fabulous commuter link for those travelling by road or rail to north and south of the Forth Bridges and provides fast access to the central belt of Scotland being positioned five minutes from the motorway network (M90) together with being situated just a twenty minute drive from Edinburgh airport.

Vantage Steading provides a taste of the rural idyll yet local amenities at Duloch Park include two large supermarkets (Tesco and Aldi) and a small shopping area. The nearby 'Fife Leisure Park' contains a cinema, gym, bowling alley, other leisure facilities and restaurants. Three primary schools serve the area - Masterton, Duloch and Carnegie Primaries. The campus of Duloch Primary school contains a large public library, café, gym, several halls used for sports and community classes.

The Ferrytoll park and ride (at Inverkeithing) also provides, free easy parking and access to Edinburgh including Edinburgh Airport.

Vantage Steading offers the best of both worlds, rural scenery and easy commuter access'.





Picture your ideal home here with wide open country views and nestled in a hamlet of similarly styled homes. The setting is ideal for raising a family or for escaping the bustle of the city.

THE SITE

The site comprises a mix of derelict and dilapidated farm buildings of varying age and construction. Planning in Principle is granted to create two dwellings, one on each plot on offer.

The clients are prepared to clear the site, subject to terms.

If the clients clear the site, all the sandstone from the demolition will be retained on site and split 50/50 between the two plots, if so desired, for use (in part) in construction of the dwellings.

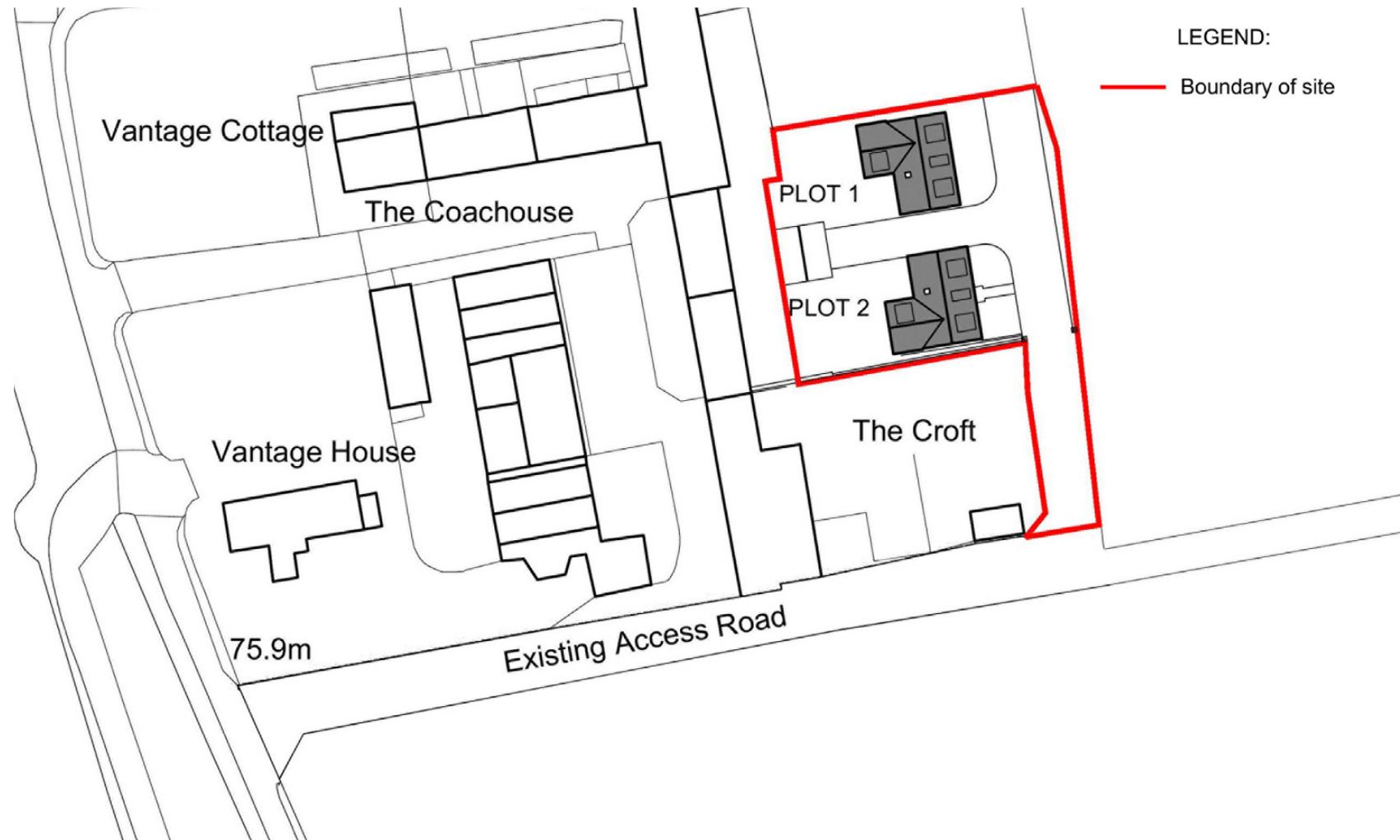
The northern part of the site is occupied by an open barn, the southern part of the site is occupied by three buildings, two of which form an L-shaped building and which were originally constructed of stone but the majority of both have since been removed and replaced over time with a mix of modern brick and timber as building repairs. Only one main stonewall remains in situ, running east to west, which represents the party wall between two of these remaining buildings. The other is a modern building that is supported by timber/tree trunks along its southern elevation. Reference to the block plan will indicate the boundaries.

PLANNING

Planning in principle has been approved.

SERVICES

Electricity and water.

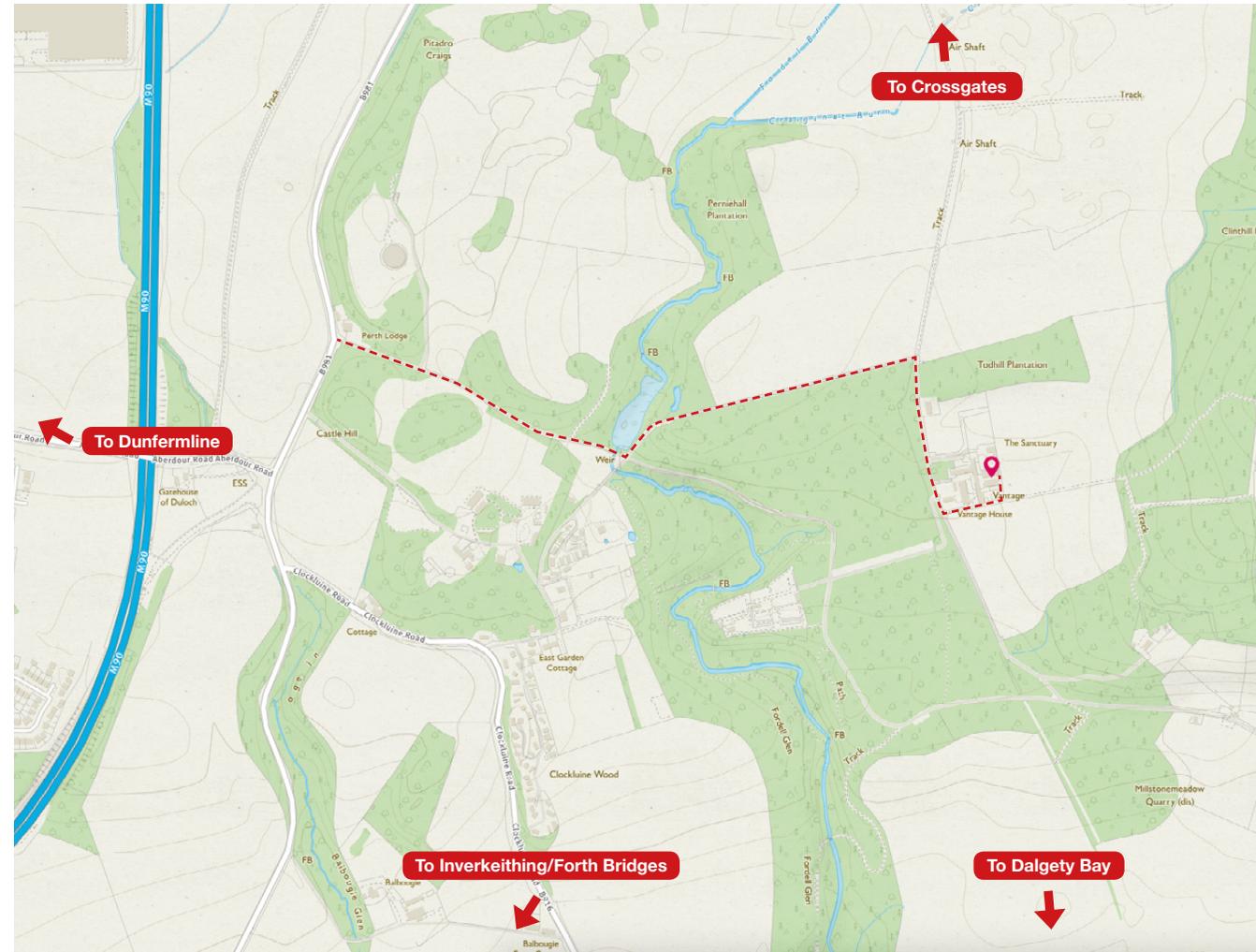




**VISUALISATION SHOWING PLOTS
AFTER BUILDINGS REMOVED**

The clients are prepared to clear the site, subject to terms.

If the clients clear the site, all the sandstone from the demolition will be retained on site and split 50/50 between the two plots, if so desired, for use (in part) in construction of the dwellings



DIRECTIONS
To view the plots, just drive between the stone pillars where the 'For Sale' sign is for about 200-300 yards to a crossroads.

Take the left up the hill and follow the road for about another 300 yards. The road turns to the right, follow this past the houses on your left and take the last lane on your left before the road gets really rough.

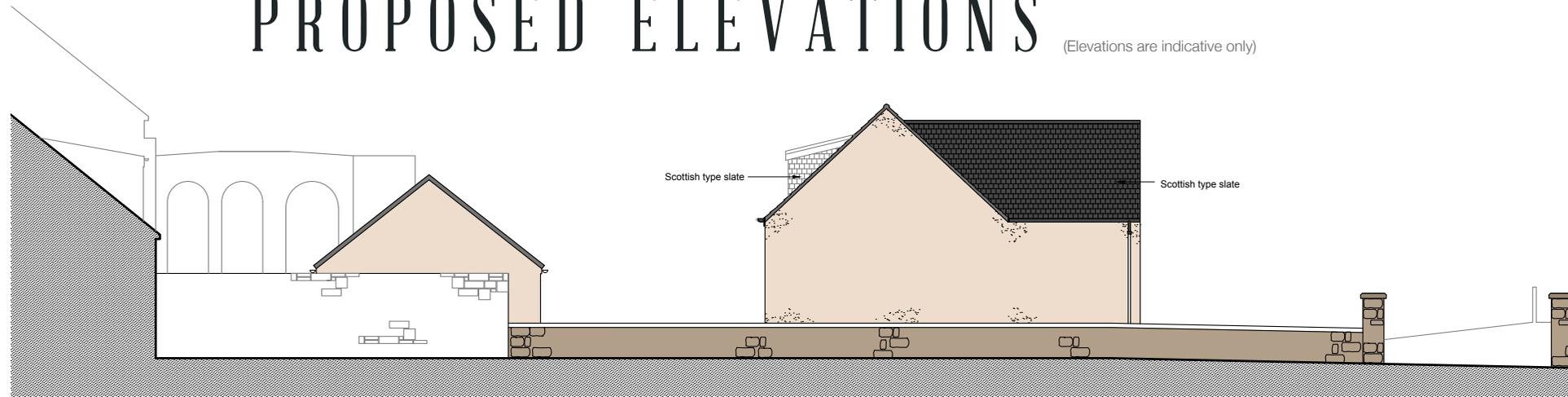
Follow this road - turns into a track until you get to the two farm gates. The plots are to your left.

Walk up the grassy lane, with the large farm shed at the top.

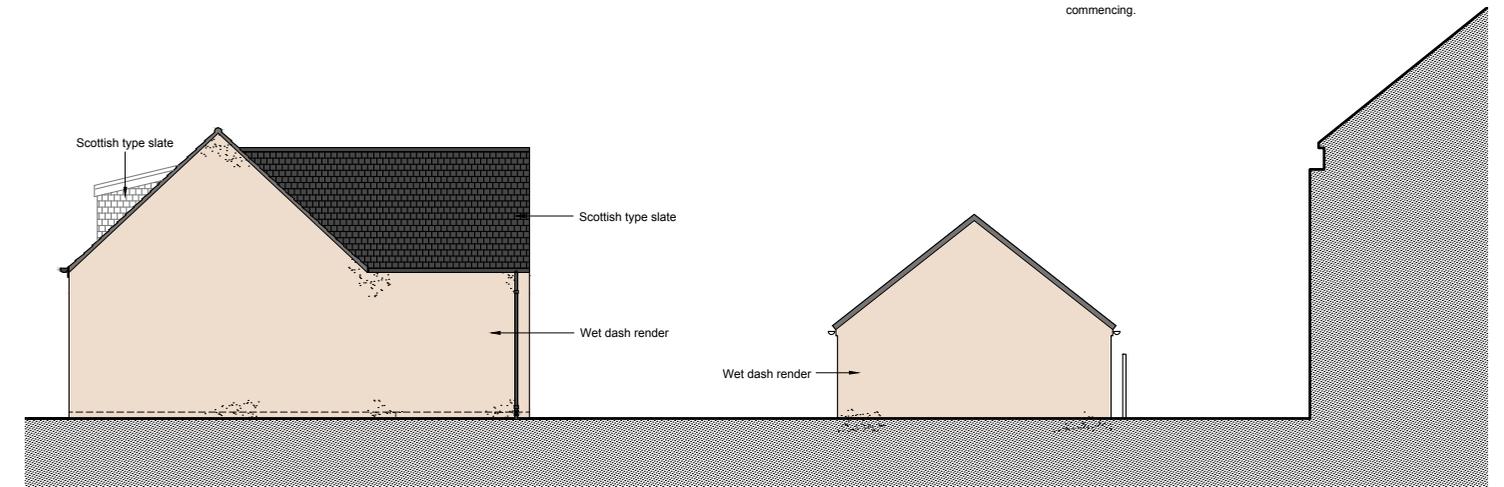
It's all that area within the fence, with the other dilapidated stone buildings.

PROPOSED ELEVATIONS

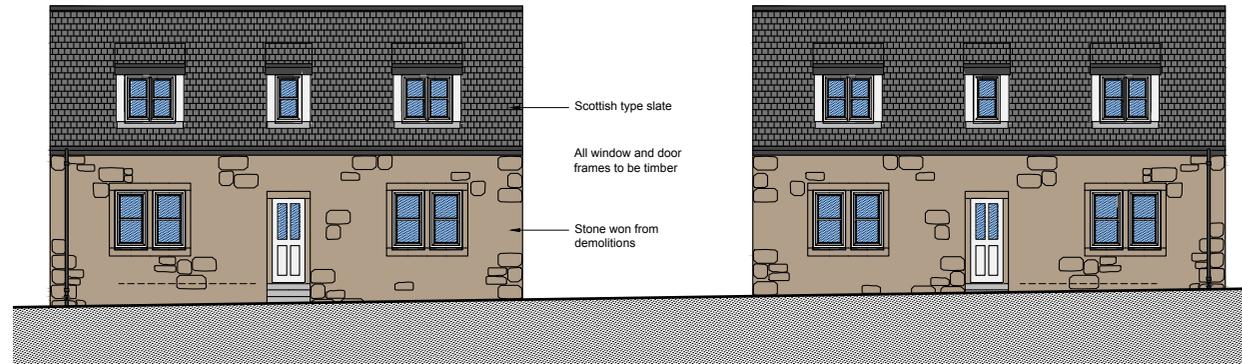
(Elevations are indicative only)



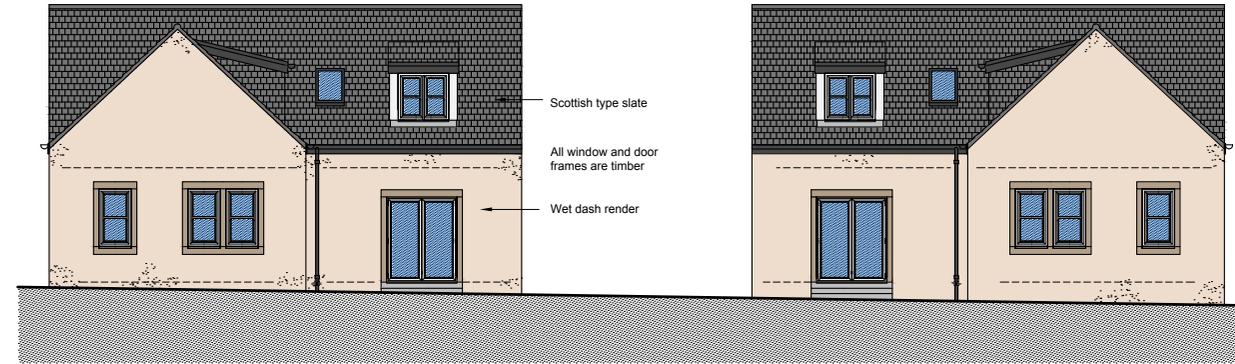
SOUTH (SIDE) ELEVATION



NORTH (SIDE) ELEVATION



EAST (FRONT) ELEVATION



WEST (REAR) ELEVATION



SOUTH ELEVATION - PLOT 1




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