



## Building Plot, By Cleish

**Guide Price £165,000**

Outline planning consent for the erection of a substantial dwellinghouse in a site of approximately 950 sqm in an excellent rural position near the sought after village of Cleish. The building plot will have electricity and mains water and drainage will have to be supplied by means of the septic tank drainage system. The adjacent plot is owned by the sellers where they intend to build their own property. Please see the attached layout.

### **CLEISH, KINROSS-SHIRE - A BETTER PLACE TO LIVE**

This plot is located close to the village of Cleish. Cleish is a very popular village location with its own primary school. This area is made up of several clusters of small similarly styled properties with the advantage of easy access to the main motorway networks and roadways of east central Scotland. Situated approximately 5 minutes drive from the town of Kinross which has good local amenities. The town of Kinross offers a good range of shops, banks and other facilities including medical centre. There is a 'Park and Ride' service to Edinburgh and good bus links to the other major towns and cities. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools including Dollar Academy are within easy travelling distance.

The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike. For a more comprehensive list of available activities for all age groups see [www.kinross.cc](http://www.kinross.cc)

### **Travel Directions**

Exit at junction 5. Follow the sign for Crook of Devon/Cleish. Proceed approximately 2 miles and follow the road round to the right rather than proceeding straight on to Cleish. Approximately 300 yards branch right signposted Hatchbank and the plot lies immediately past the grain store on the left hand side.

### **Planning reference 07/01823/OUT**