




McEwan Fraser Legal

Solicitors & Estate Agents

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Brownhills

BLACKSTON ROAD, AVONBRIDGE, FK1 2LF



**Brownhills
Blackston Road
Avonbridge**

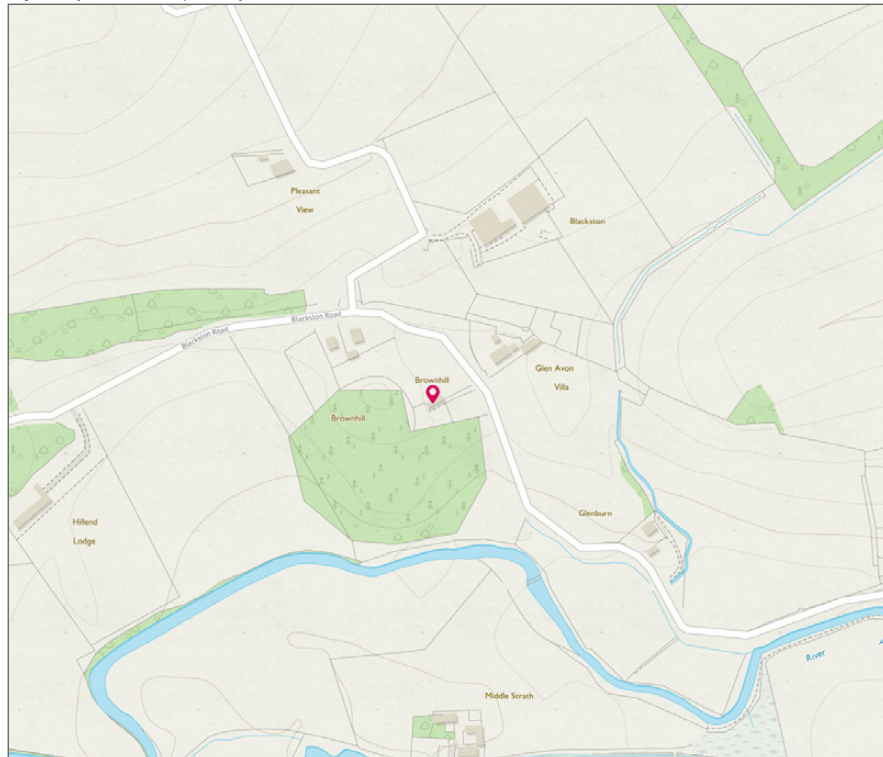
Avonbridge is a village in the South of the Falkirk Council area in central Scotland. It is six miles South West of Falkirk, five miles East of Cumbernauld and seven miles North East of Airdrie. Falkirk itself enjoys an interesting historical past and justifiable reputation as a modern and exciting shopping town, with a range of recreational and transport facilities; the property is well placed for the M9 and M876 motorways, making this location popular amongst those commuting to and from Edinburgh, Stirling and Glasgow.

Those preferring not to drive are also well catered for with two main railway stations within close proximity offering rail connections to both Edinburgh and Glasgow, and a bus service. For the family, there are primary schools and local shops for everyday needs, secondary schools are close by, also leisure facilities and recreation grounds nearby too.

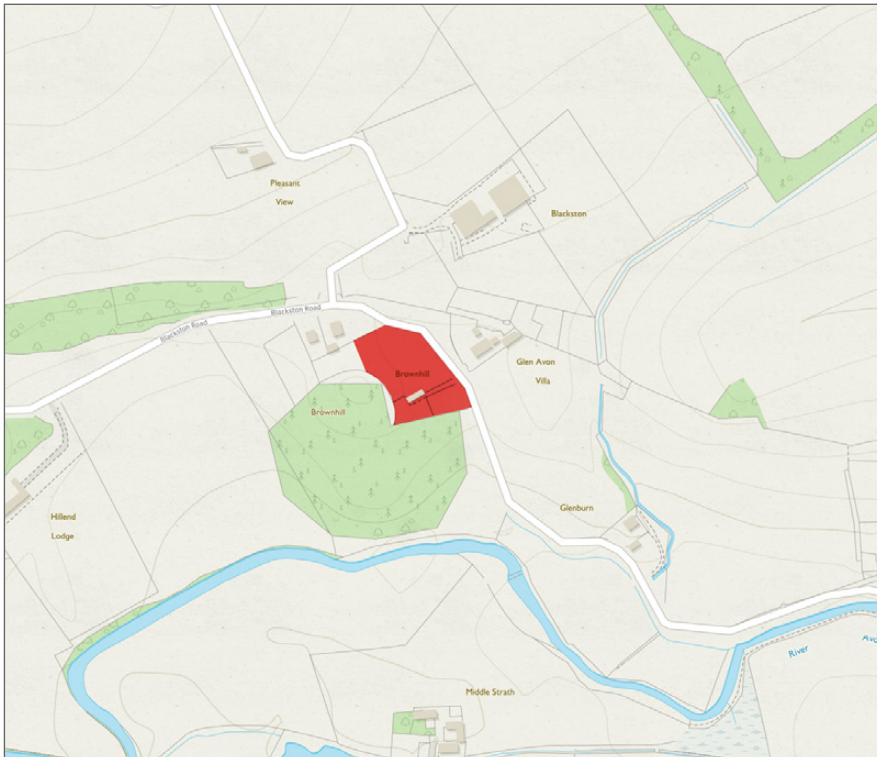
McEwan Fraser Legal are delighted to offer to the market this generously sized building plot which will appeal to self-builders and developers. The plot enjoys a charming, semi-rural location, yet conveniently placed just on the outskirts of Avonbridge and five miles outside the town of Falkirk.

The plot itself has a large cottage situated on it but this can be changed with the correct planning. The plot could be split into 3 or 4 separate builds. Included in the sale is a small field and a separate paddock.

This is an excellent opportunity for a small developer or self-builder looking to build their own bespoke design property, in a substantial building plot.



Plot of land location and plot boundary



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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