

Plot 1 Trafalgar House

COLLESSIE, FIFE, KY15



*An area of rural countryside within the
centre of the village*



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Trafalgar plot 1 already has full planning permission and architect drawings for an executive four bedroom family home, although this could be altered to suit any individual requirements. This available plot in the development comes with a south-facing rear garden.

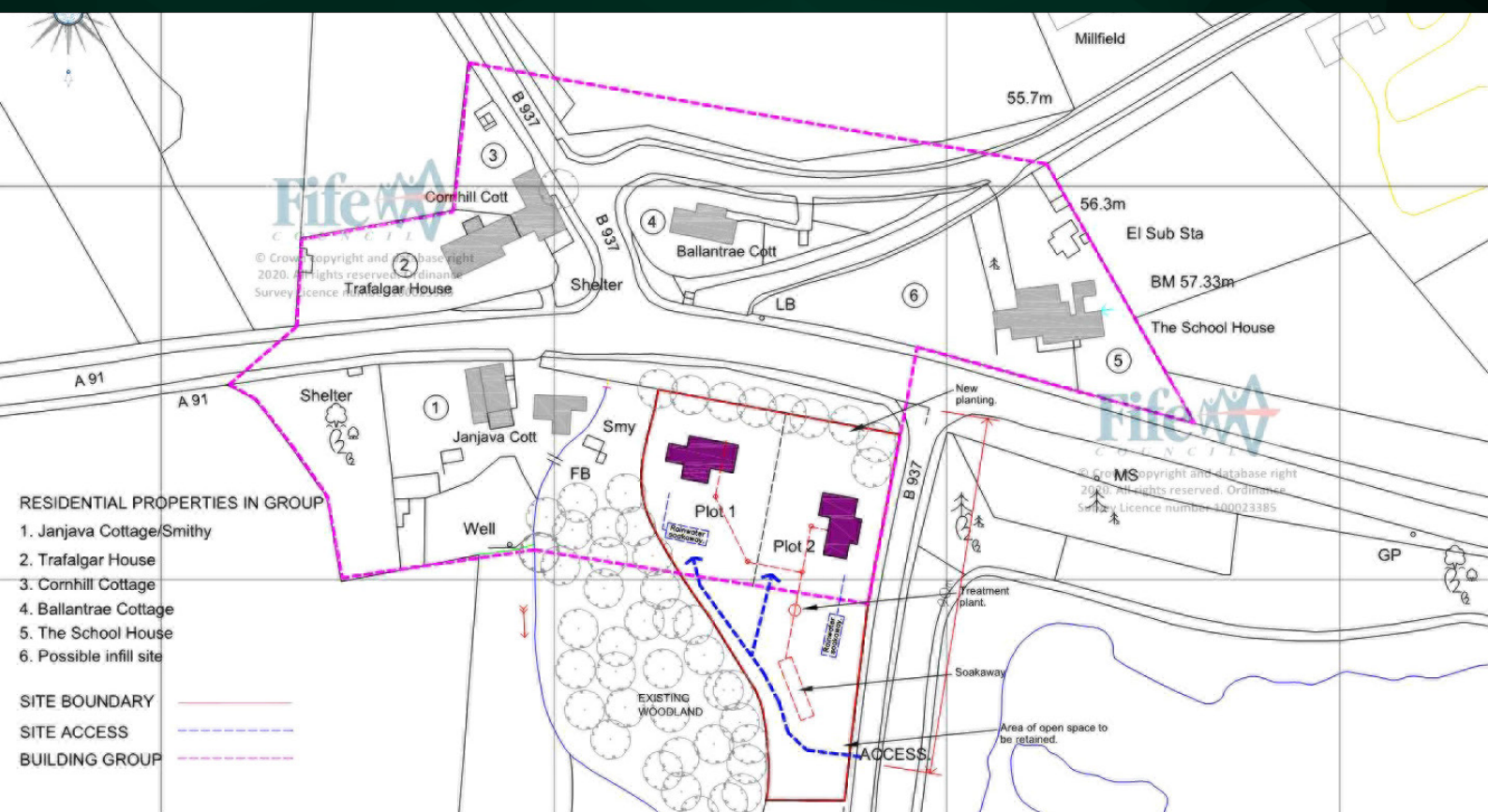
THE PLOT



Trafalgar plot 1 is an area of rural countryside within the centre of the village, this feels like no ordinary location. Conventional thinking would not suggest that only two/three houses would be built on this small development.

Each property sits in sizeable plots. Internally these houses include design features not commonly associated with traditional country homes like galleries, hallways with sweeping staircases, vaulted ceilings, mezzanine levels overlooking reception rooms and covered patio areas with external fireplaces.

THE SITE



This development is truly unique not only in the house designs and location but the opportunity is also available for you to create a very bespoke home to your personal design and specification. Close to all major motorway networks with both M8 and M9 motorways only a five-minute drive, Trafalgar really is close to everywhere while offering a feeling of rural living in the beautiful unspoilt countryside.

THE LOCATION

Collessie is a small village in Fife 6 miles away from the town of Cupar. The old market town of Cupar lies in the heart of the fertile Howe of Fife. A former royal burgh, Cupar is located alongside the small River Eden and surrounded by gentle hills. Once a bustling market centre, today, this picturesque town has retained much of its character. The town boasts a number of fine historic buildings including the 17th century Preston Lodge, Chancellor's House, the Corn Exchange, the Old Parish Church and the Mercat Cross which dates from 1683.





Cupar is a great place for the commuter who wishes to spend weekends on the bike or the hills and have the convenience of being able to walk to the train station for travel North or South.

The Town is Excellent too for families with great schooling in the area and always something to do with the kids at the weekend or holidays. Make time to visit the Hill of Tarvit, an Edwardian mansion 2 miles south of the town that was remodelled by Sir Robert Lorimer, or visit Cairnie Maze or the Scottish Deer centre and other local attractions. Private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire, Bell Baxter in Cupar and Madras College in St Andrews are good state schools.

Cupar is an active town with a supermarket, railway station and good range of shops sitting approximately 10 miles to the West of St Andrews.



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