

# Plot of Land, Chryston Rd

KIRKINTILLOCH, G66 3NG



*Rarely available plot of land, extending to circa 4.5 acres of greenfield, stunning open views, Kirkintilloch area, ideal for many uses (subject to planning approval) including equestrian use*



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McEwan Fraser Legal is delighted to offer to the market this rarely-available parcel of land, extending to approximately 4.5 acres. The superb piece of land has a frontage of approximately 350 linear metres, with its widest point to the East being splayed at approximately 80 metres, To the South aspect of the land, it is lined by a railway line and to the North, the gentle meandering Luggie Waters Burn frame the plot.

# THE PLOT



Although surrounded by Greenbelt land, we believe it may be possible that the land be categorised for planning purposes as a Brownfield site, due to its former use some years ago by the Railways. Prospective purchasers should satisfy themselves as to the likely allowable use of the land, via the local council planning department. Given the size and layout of the land, it would be ideal for many purposes, including Equestrian use, or a multitude of other uses, subject to Planning Approval.





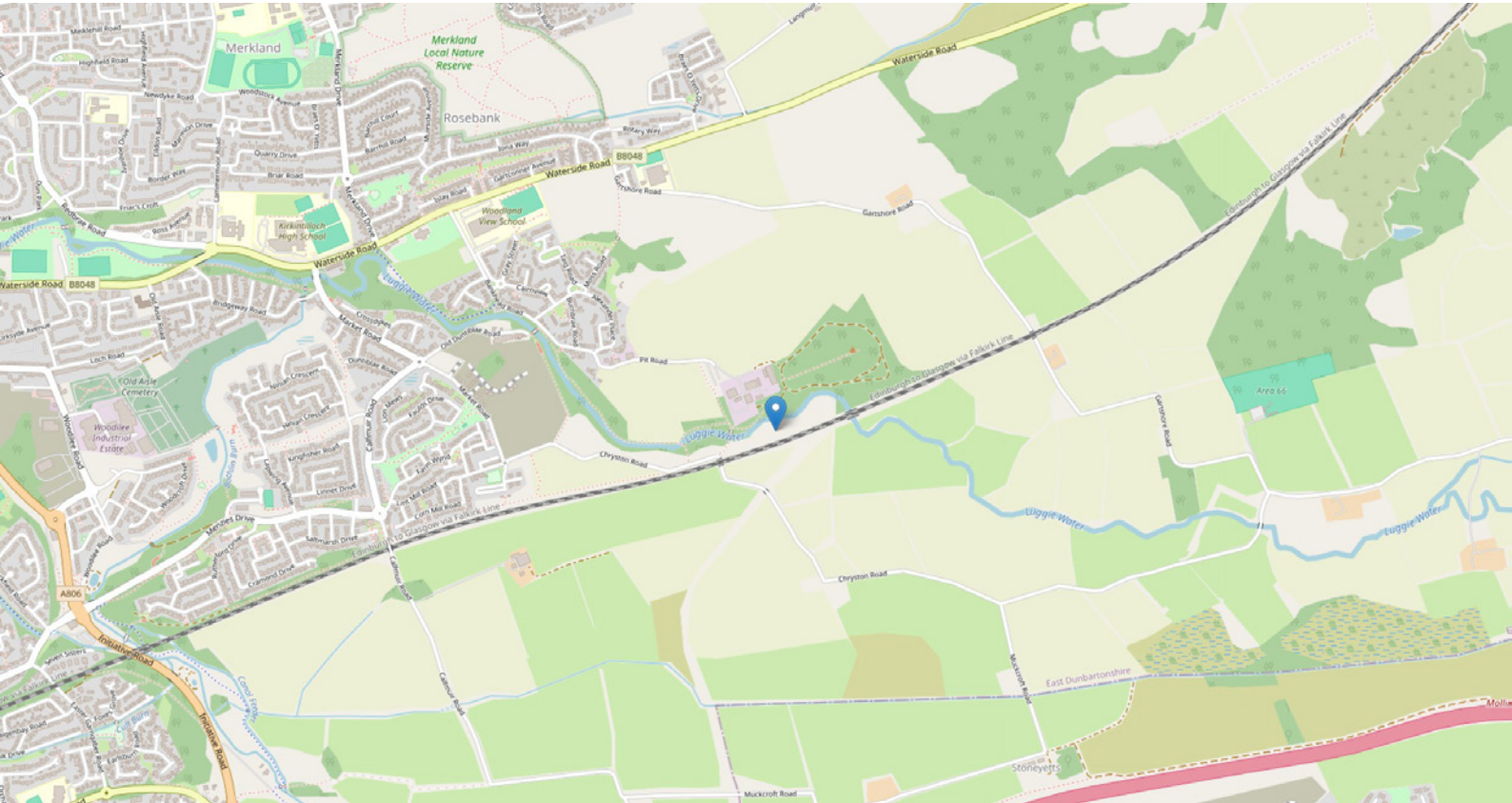
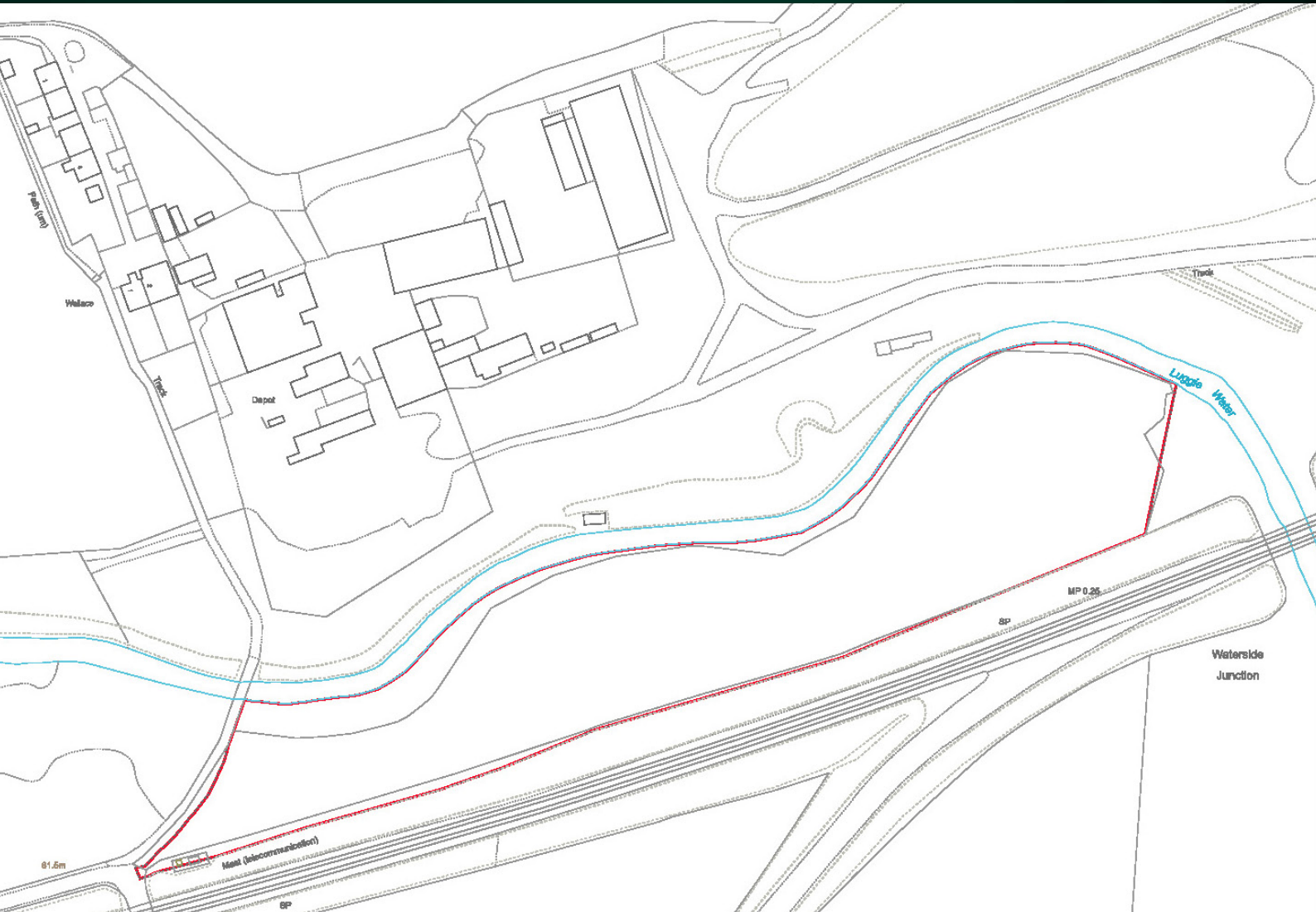
On a clear day the views last for miles and miles, and the nearby towns of Kirkintilloch, Waterside Village, Lenzie, Cumbernauld, Chryston and Moodiesburn are all only a few minutes away.

Early viewing is absolutely essential to appreciate this plot and its potential.





# TITLE PLAN & MAP





# THE LOCATION

Kirkintilloch offers a great range of amenities including a good range of local shops, supermarkets, bowling clubs and golf clubs. The Southbank Marina, Forth and Clyde Canal provide both superb walks and cycle paths. There are excellent local schools including Lairdsland Primary and St Ninian's. Lenzie station is only a few minutes walk away with frequent services to Glasgow Queen Street.







In recent years, Kirkintilloch has benefitted from a £50m investment programme (Kirkintilloch Initiative) which has included the rebuilding of Kirkintilloch High and St Ninian's Secondary, schools, construction of a new recreation centre, Southbank Marina and a new direct road link from Kirkintilloch to the M80. Commuting to anywhere across central Scotland is very quick and easy from this popular town.



# McEwan Fraser Legal

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