

# Plot 1 Blairbeg

CARNBO, KINROSS, PERTSHIRE, KY13 0NX



*Large plot for sale within easy  
access to all amenities*



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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 Kinross and a few miles north of Dunfermline.

# THE PLOT



The plot itself has a large cottage situated on it but this can be changed with the correct planning. The plot could be utilised to offer a sizeable property with ample garden grounds surrounding it.

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.







# THE SITE PLAN





# THE LOCATION

Carnbo is a small village 6 miles outside the town of Kinross. Kinross is an ideal commuter base for those who especially appreciate its proximity to Edinburgh, Glasgow, Stirling, Perth and St Andrews all lying approximately within an hour's drive via the M90 motorway network.







Kinross is attractively located on the shores of Loch Leven, and there are boat trips around the loch and to Loch Leven Castle, where Mary Queen of Scots was famously held prisoner in 1567. Kinross offers many opportunities for getting out and being active, with countless options for walking and cycling in the local area. A recently developed path called the Loch Leven Trails has been developed which offers 12.5 km of walking and cycling heritage trail around the shoreline of Loch Leven. It begins at RSPB Vane Farm Nature Reserve via Findatie to Kinross Pier/ Kirkgate Park.

The local leisure centre in Kinross - Loch Leven Leisure also provides opportunities for all ages and abilities to stay active all year round. Schooling of good repute can be found for both primary and secondary education nearby. The town provides for all local amenities including supermarkets, banks, pharmacy, leisure centre with swimming pool and a myriad local shops.



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