

# BELLA'S PLOT, CASTLE STREET, ARNCROACH, KY10 2RN

Pittenweem 3.5m, St Monans 4m, Largoward 4.5m, Anstruther 5m, Elie 5.5m, Crail 7.5m, St Andrews 10m, Cupar 12m, Kirkcaldy 19m, Dundee 22m, Dunfermline 31m, Edinburgh 46m

Single house plot (measuring 28mx8m approx.) which, subject to planning consent, should accommodate a 3 bedroom, 1½ storey house with a study, lounge, kitchen and garage.  
With attractive views to the east. (See picture below).

## Situation

Opportunity to purchase a newbuild house plot in the attractive East Neuk village of Arncroach. It's ideal as a main house or could be developed for a weekend house or holiday home as it's close to a lot of attractive beaches. The plot sits at the south east corner of Arncroach, just north of the south-most house called Lundie House.

The sketch prepared suggests a house with views to the east. Interested parties could elect for an alternative design. It is anticipated that the existing former cottage (currently a garage) on the site will be demolished or reduced in size to facilitate access.

An additional strip of land, to the right of the plot, may be available by separate negotiation.



**OFFERS OVER: £50,000**



McCrae & McCrae Chartered Surveyors, 12 Abbey Park Place, Dunfermline,  
Fife, KY12 7PD 01383 722454

**AN ILLUSTRATIVE SKETCH SUGGESTS THE FOLLOWING HOUSE COULD BE ACCOMMODATED:**

**GROUND FLOOR**

**ENTRANCE HALL (S)**

Cloak area, staircase to upstairs

**KITCHEN/BREAKFAST ROOM (E,W,S) 4.4M x 3.2M +  
UTILITY 1.9M x 1M**

**L-SHAPED LOUNGE (S+N) 6.5M x 2.2M + 2.6M X 1.7M**

L shaped with lovely views to the east and views over the garden to the north. Could be split to form study.

**BEDROOM 1 (E+N) 3.9M X 2.6M**

**ENSUITE (E)**

**GARDEN TO THE NORTH 8.6M x 9.5M**

**COURTYARD TO THE SOUTH 7.7M X 4.2M + 3.5M X  
3.2M**

**DOUBLE GARAGE 5.5M X 5.5M**



## FIRST FLOOR

### LANDING

With velux window

### SHOWER ROOM + WC 2M x 1M

### BEDROOM 2 (W) 4.3M X 2.8M

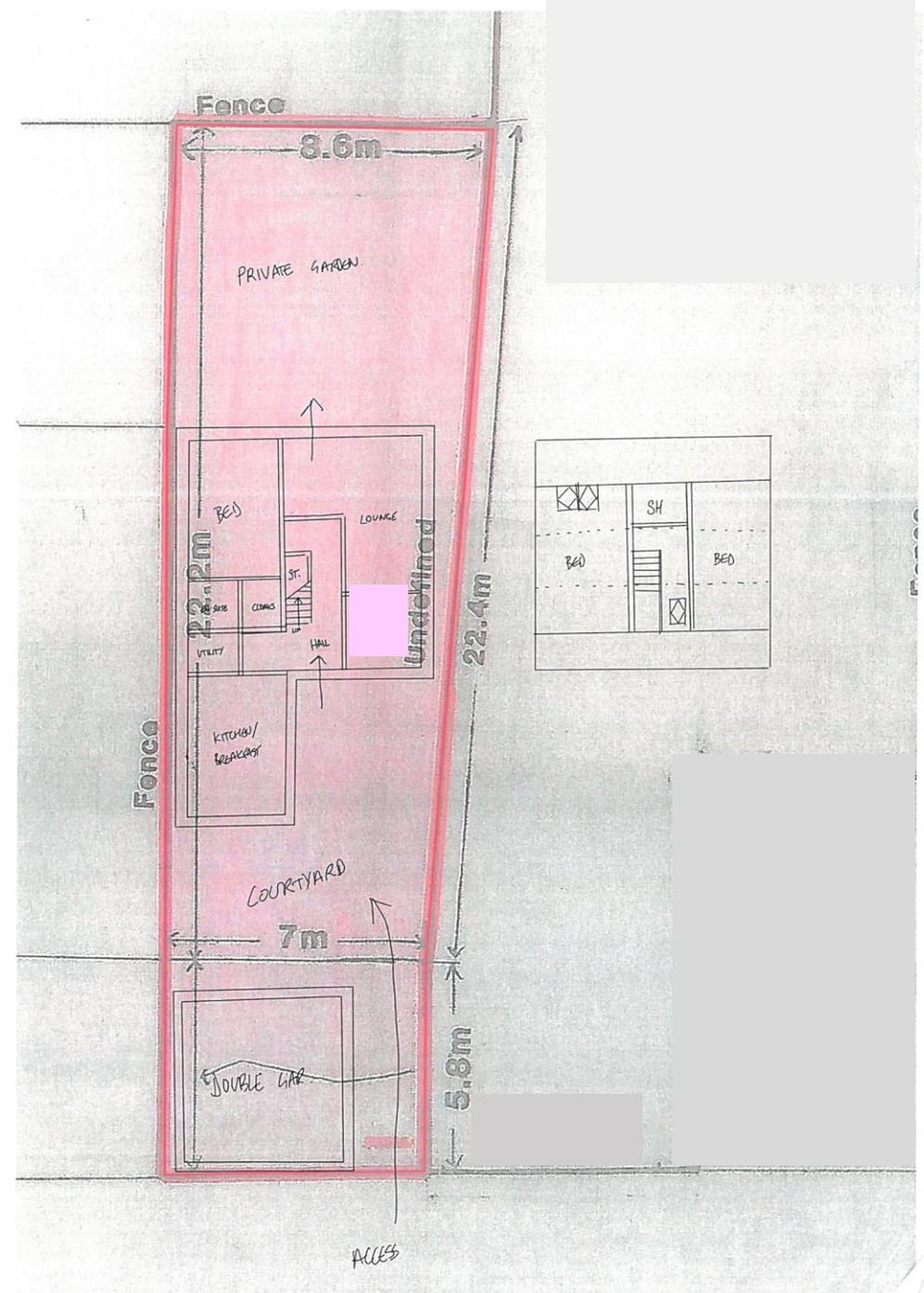
Views to the west. Velux window.

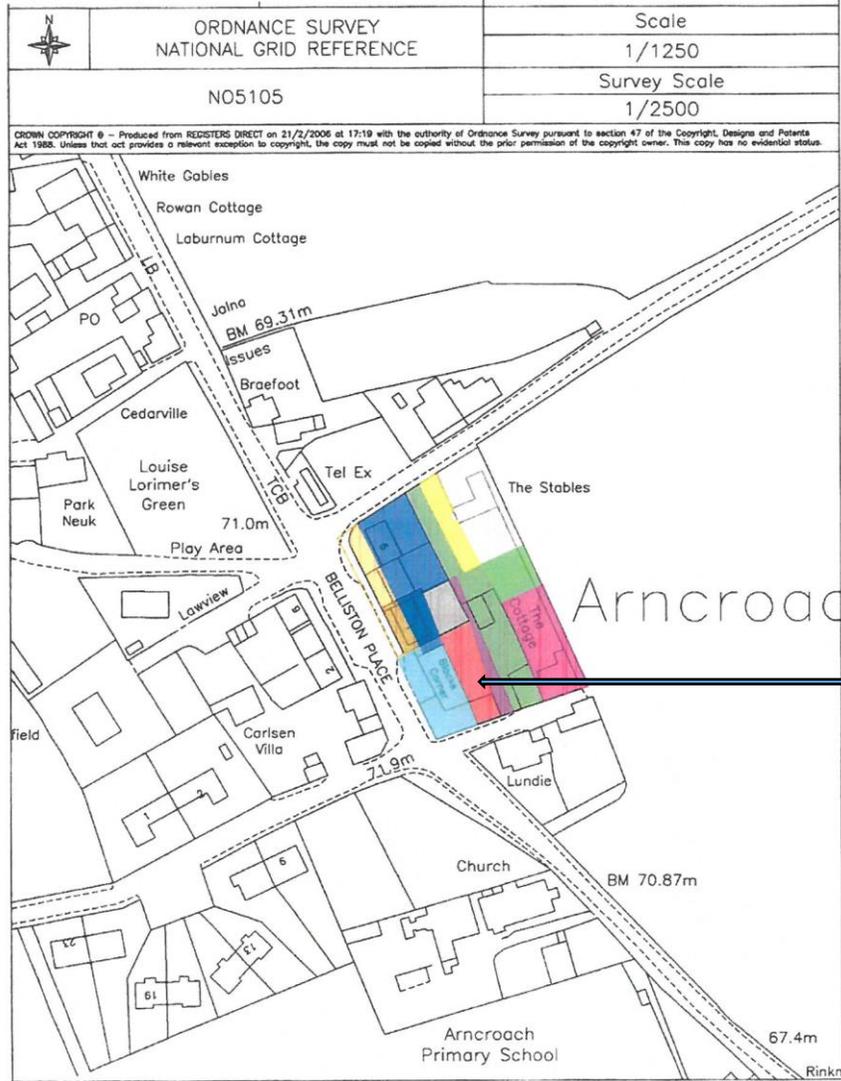
### BEDROOM 3 (E) 4.3M X 2.5M

Lovely views to the east. Velux window.

### ACCESS

Access would be from Castle Street which also serves a new house under construction, Blacks Corner Cottage and Lundie Cottage.





This is the house plot for sale.

## **AMENITIES**

Arncroach is located in the East Neuk of Fife which is a highly desirable area for day trips, short breaks, holidays and golf. There are quaint fishing villages at Crail, Pittenweem and Anstruther and delightful, sandy beaches at Elie, Kingsbarns and St Andrews. Fife Coastal Path is less than four miles away in picturesque St Monans, with its harbour and 14<sup>th</sup> century kirk. The Kingdom of Fife has ancient history and heritage, and it's the home of golf with numerous parkland and links courses for the golfer to enjoy. Historic Kellie Castle and Garden, in the ownership of the National Trust for Scotland, lies just outside Arncroach. The oldest parts date back to the 14<sup>th</sup> century and there's a magnificent arts and crafts garden with organically grown fruit and vegetables.

## **LOCAL ARCHITECT**

Montgomery Forgan Architects and Town Planners, Cupar, Fife, 01334 654 936.

## **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

## **CLOSING DATE**

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## **PROPERTY MISDESCRIPTION**

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

## **OFFERS**

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

Vendor's solicitor is Robin Currie, MacArthur Legal, Oban, 01631562215.



**LOCATION PLAN**  
 Plan produced by permission of  
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 1000011808

**DIRECTIONS:** From the M90/Edinburgh: Exit the motorway at junction 2A and take A92 to Kirkcaldy/Glenrothes. Continue on the A92 for 10.3 miles. At the roundabout, take the 3rd exit onto Rosslyn St/A921. At the roundabout, take the 1st exit onto Randolph Rd/A915. At the roundabout, take the 1st exit onto Standing Stane Rd/A915. At the roundabout, take the 3rd exit and stay on A915 through Lundin Links and Upper Largo. Continue on A917 for 2 miles. Take B942 through Colinsburgh. Go straight on for 2 miles then turn left onto B9171. At T-junction, after 1 mile turn left and then first right as you come into Arncroach. The property is just on the left. See earlier picture.

From St Andrews: Take A915 to Largoward. Turn left onto B941. In just over 2 miles turn left for Arncroach and after 1.5 miles then turn right into Arncroach. Castle Street is the first road on the left and the property is just on the left.