



**FOR SALE**



**FALCONER**  
PROPERTY CONSULTANTS

**LAND TO THE WEST OF  
36 GREENMOUNT ROAD  
NORTH, BURNTISLAND  
KY3 9JG**

- OFFERS INVITED
- APPROXIMATELY 1.1 ACRES
- RESIDENTIAL DEVELOPMENT OPPORTUNITY

- PLANNING IN PRINCIPLE FOR 11 DWELLING HOUSES
- PRIME LOCATION
- EXCELLENT TRANSPORT LINKS

## LOCATION

Burntisland is a former royal burgh and parish in Fife, Scotland, on the northern shore of the Firth of Forth. According to the 2011 census, the town has a population of 6,269.

The A921 coast road runs through the town and connects to the M90 motorway at Inverkeithing in the west and the A92 at Kirkcaldy in the east. The A909 travels inland towards the A92 at Cowdenbeath and the M90 at Keltie. Burntisland railway station is on the Fife Circle Line and provides direct links with Kirkcaldy to the north and Edinburgh to the south due to being on the main Edinburgh to Aberdeen line.

The subjects are located on the corner of the Greenmount Road North at its junction with Kirkcaldy Road.

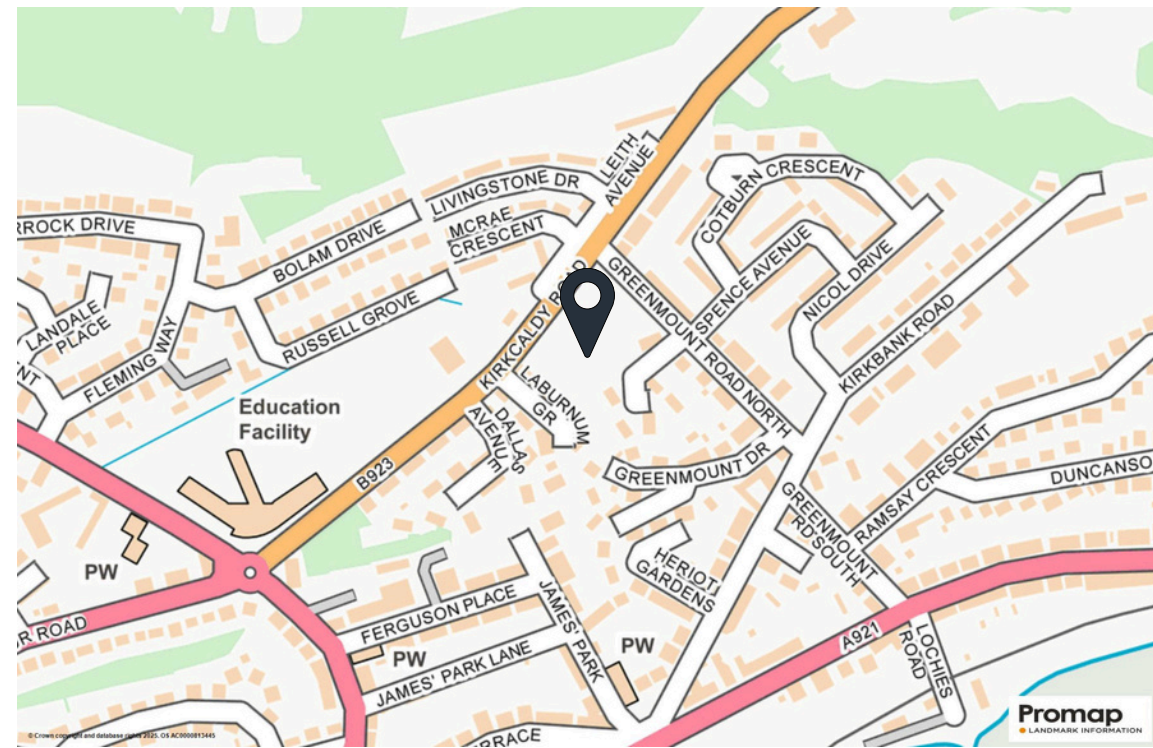
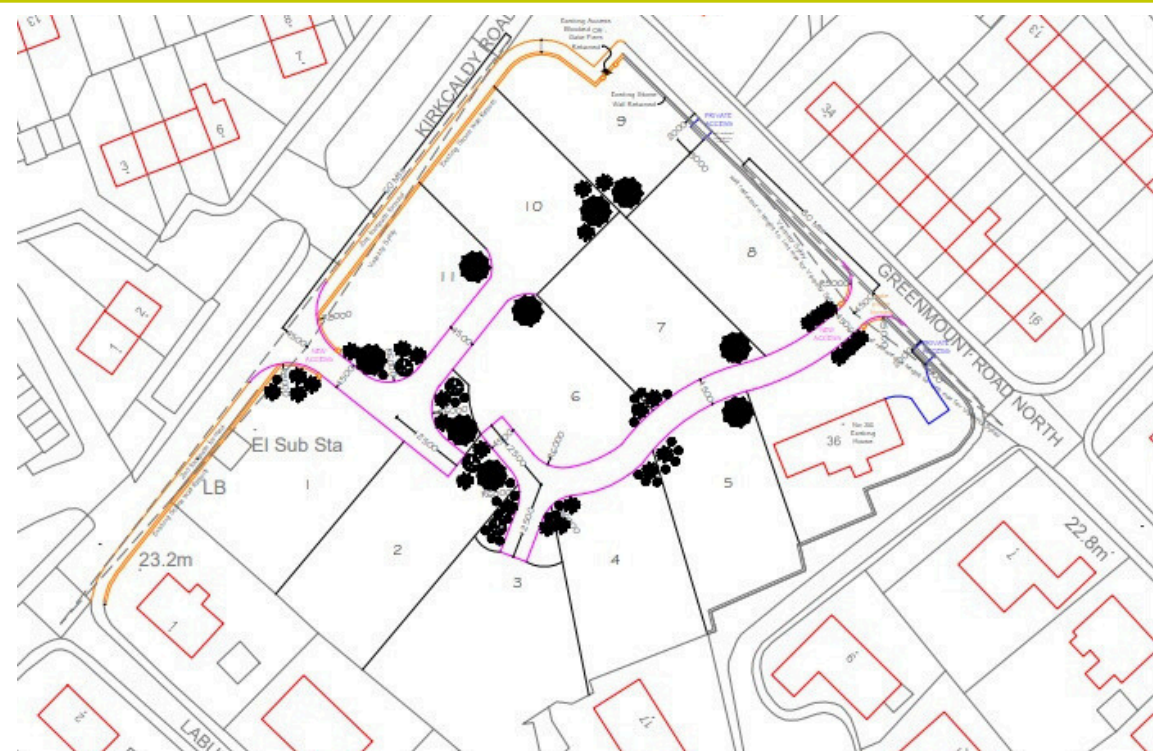
## DESCRIPTION

The site was formerly home to the Greenmount Hotel which was destroyed by fire and eventually demolished. The present owners through their planning consultants obtained planning permission in principle for the erection of 11 houses with all information available in the Fife Council planning portal for the following references:

16/03521/PPP & 23/03111/ARC

## PRICE

Offers are invited for the Heritable interest. Further details from the Sole Agent.



## SITE AREAS

The site extends to approximately 1.10 acres.

## RATING

N/A.

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

## EPC

N/A

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**COLIN DEVINE**



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