

Borrowdale & Building Plot, Keltybridge,



Law Location Life

Borrowdale & Building Plot | Keltybridge |

An Exceptional recently renovated Detached Bungalow enjoying stunning open countryside views, peacefully situated within the highly sought-after village of Keltybridge. Offering an enviable blend of contemporary living and rural charm, this impressive home has been thoughtfully upgraded throughout to create a spacious and versatile family residence. Included within the sale is an adjacent building plot extending to approximately 775 sq.m., benefitting from full planning permission for the construction of a detached four-bedroom bungalow, presenting a rare opportunity for self-build enthusiasts, developers or those seeking multi-generational living.

Beautifully presented and flooded with natural light, the accommodation extends to a welcoming reception hallway, elegant sitting room, and a superb open-plan kitchen, dining and family room forming the heart of the home. Further accommodation includes a practical utility room, a generous principal bedroom with en suite shower room, three additional double bedrooms and a stylish family bathroom. Externally, the property is complemented by well-maintained gardens to the front and rear, providing the perfect setting for relaxing, entertaining and enjoying the peaceful surroundings. A detached double garage and substantial driveway offer excellent parking and storage facilities.

The adjoining development plot benefits from full planning permission under Perth & Kinross Council Planning Reference 23/01695/FLL. The approved plans comprise an entrance vestibule, reception hallway, WC/cloakroom, open-plan sitting/dining room/kitchen, utility room, principal bedroom with en suite and dressing room, three further bedrooms and a family bathroom.

Keltybridge is ideally positioned for those seeking a semi-rural lifestyle without compromising on convenience. The property enjoys easy access to local amenities and excellent transport links, with the M90 motorway network providing straightforward commuting to Perth, Edinburgh, Dunfermline and beyond. Combining modern family living with outstanding development potential, this is a truly unique opportunity rarely available on the market.





Accommodation

Reception Hallway

Entry is from the front into the tiled reception hallway. There are doors providing access to the sitting room, kitchen/dining/family room, 4 double bedrooms, family bathroom, 2 storage cupboards and hatch to the attic space.

Sitting Room

A large formal reception room with carpeted flooring and windows to the front and sides. There are double doors providing access into the kitchen/dining/family room.

Kitchen/Dining/Family Room

A magnificent open plan room with contemporary kitchen storage units, worktops, ceramic Belfast sink and large feature kitchen island with seating for 8 with additional storage. Fitted appliances include electric hob, double oven, integrated fridge/freezer and dishwasher. There is tiled flooring and door providing access into the utility room.

Utility Room

The utility room has additional storage units, sink and spaces and plumbing for appliances. There is a storage cupboard, tiled flooring and door with adjoining window to the rear garden.

Master Bedroom

The master bedroom is carpeted with window to the front and door to the en suite shower room.

En Suite Shower Room

The tiled en suite shower room comprises; walk in shower, wall hung 'his and hers' wash hand basins with storage, wc, towel radiator and window to the side.

Bedroom 2

A large double bedroom with carpeted flooring and window to the side.

Bedroom 3

A further double bedroom with carpeted flooring and window to the front.

Bedroom 4

The fourth double bedroom has carpeted flooring, fitted wardrobe and window to the front.

Family Bathroom

The tiled family bathroom comprises; wc, wash hand basin with storage, freestanding bath with shower attachment, towel radiator and window to the rear.

Gardens

There are gardens to the front and rear. The rear facing garden is West facing with patio area and raised lawn area. The front garden is predominantly tarmac, allowing for a larger driveway if required.

Detached Double Garage & Driveway

The detached double garage has 2 up and over doors to the front, with 2 windows, additional door to the side, power and light. There is a tarmac driveway to the front and the side, allowing for 4+ vehicles. The property is enclosed with electric gated entrance.

Heating

Gas central heating.

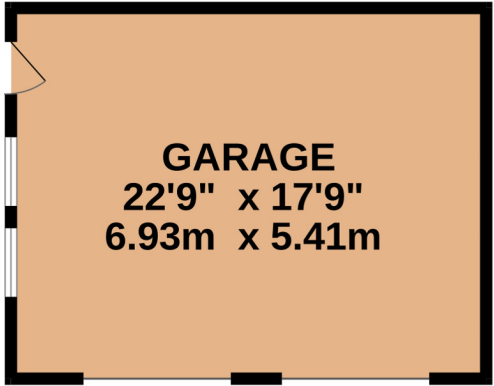
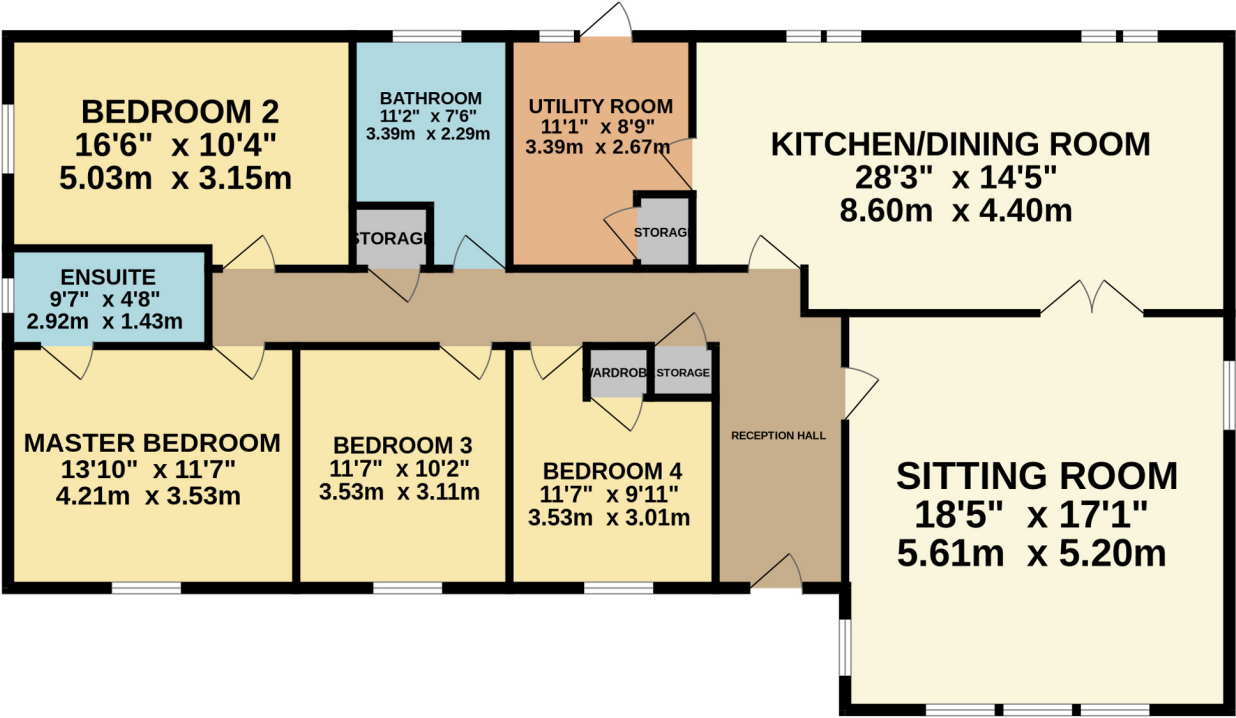
Solar Panels

There are solar water heating panels on the roof. See home report for more information.

Plot

A plot to the front of the property with planning permission for a 4 Bedroom Detached Bungalow in also included in the sale. The development is set on a large plot of approximately 775sqm and situated in a sought after residential location on the edge of the village of Keltlybridge. The property will offer countryside living while being within easy reach of the main motorway networks and local amenities. Details of the full planning permission are available on the Perth & Kinross Council planning website using reference 23/01695/FLL. Proposed Layout - The proposed layout indicates the following: Entrance Vestibule, Reception Hallway, WC/Cloakroom, Open Plan Sitting/Dining Room/Kitchen, Utility Room, Master Bedroom with En Suite & Dressing Room, 3 further Bedrooms and Family Bathroom.

GROUND FLOOR



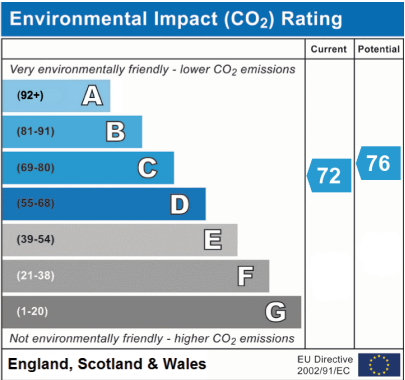
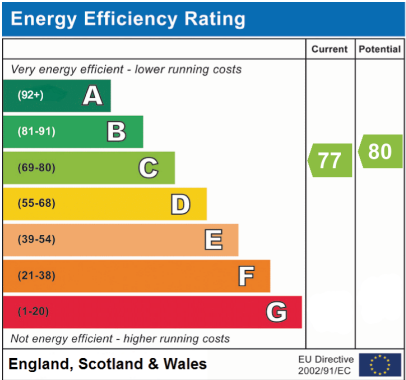
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BORROWDALE & BUILDING PLOT, - A BETTER PLACE TO LIVE

Keltybridge is a small village on the edge of Fife, conveniently situated for access to the M90 Motorway, the perfect combination for rural living and easy commuting. There are train stations in nearby Cowdenbeath and Dunfermline, with a 'Park & Ride' service in the nearby town of Kinross. Kinross also offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

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