



**Stevenson Marshall**  
Property & Law

Woodside Cottage  
Sunnyside Road, by Cairneyhill, KY12 8HE

Offers over £90,000

## Woodside Cottage, Sunnyside Road

A rare opportunity to develop a generous plot in rural setting on the outskirts of Cairneyhill, off Sunnyside Road (Oakley Road off Cairneyhill Roundabout).

There is ample off street parking and a derelict cottage on site.

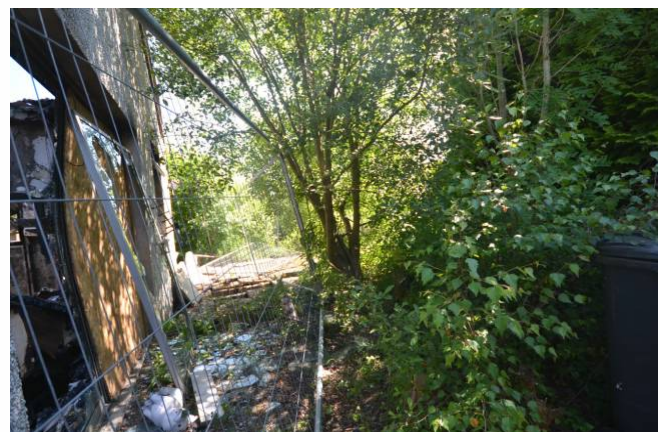
The entire plot is approx. 6,224 sq ft (578 sq m).

The cottage and plot can only be viewed from out-with the security railings due to the unsafe nature of the cottage, so no escorted viewing appointments can be arranged with Stevenson & Marshall and entry to the site is strictly prohibited.

Parking is available in front of the security railings, however do take care when turning off Sunnyside Road.

Liability will not be accepted by Stevenson & Marshall/owner for any injury caused by entering the site or parking area.

For further information, please contact Stevenson & Marshall on 01383 742653.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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