

“MUIRHEAD FARMHOUSE”



South elevation of house

“MUIRHEAD FARMHOUSE, BY LOCHGELLY, FIFE KY5 0AU

Kirkcaldy 5m

Dunfermline 9m

Glenrothes 11m

Perth 21m

Edinburgh 23m

St Andrews 29m



North west elevation of house



North east elevation of house

LARGE 6 BEDROOM COUNTRY HOUSE WITH FULL SIZE SNOOKER ROOM, PRIVATE BAR, GYMNASIUM AND SAUNA, STEADING STORES AND SEPARATE OFFICE. THE PROPERTY SITS WITH PRIVATE GARDENS AND A Paddock AND HAS LOVELY SOUTH FACING VIEWS ACROSS OPEN COUNTRYSIDE

The house is very spacious (270 sq m) and the adaptable accommodation consists of:

Ground Floor: Entrance Hallway, Parlour, Utility Room, Bathroom, Bedroom, Kitchen, Lounge/Dining room/ Sitting Room, Games Room, Gymnasium, Wet room, Sauna and WC

First Floor: 5 large bedrooms, family bathroom.

OFFERS OVER £650,000

Situation

Muirhead Farmhouse sits within its own private gardens and has stunning views across open countryside. The property sits off the B9149 which runs parallel to the A92 dual carriage from Dunfermline to Glenrothes, therefore providing excellent commuter access to the M90 motorway. Sitting on the outskirts of Kirkcaldy, schooling is available in Auchtertool/ Kirkcaldy. Nearby Lochgelly provides local amenities as well as a railway station. The larger towns of Dunfermline and Kirkcaldy are only a short 10 minutes drive in either direction.



South east elevation of house



To north east of house

DESCRIPTION

GROUND FLOOR

Entrance Hall
(7m x 1.2m)

Main rear entrance hall offering access to various rooms. Wooden effect flooring with partially carpeted section.
Coat hanging rails.

Kitchen (E,W)
(3.8m x 3.1m)
/parlour
(2.4m x 2.2m)

Fitted kitchen with wall and base units, stainless steel sink and drainer, grill and oven, with separate hob and extractor fan, windows to east and west.

Utility Room
(3.0m x 2.4m)

(W)

Useful large utility room with large washing basin, space for washer, dryer and fridge etc. ACV Delta oil fired boiler unit. Concrete floor. Window to west.

W.C
(2.4m x 1.6m)

(W)

White toilet and wash hand basin. Laminated wood effect flooring. Frosted window to west.



Bedroom
(3.5m x 2.4m)

(S)

Downstairs bedroom, large picture window to south over open countryside.

Lounge/Dining Room
(9.8m x 4.4m)

(S)

Spacious lounge/dining room with patio doors to the south overlooking open countryside, wood effect laminate flooring. Partly glazed doorway to kitchen and hall.

Hallway
(2.8m x 9.8m)

(S)

Providing access to Lounge/Dining Room, Conservatory, sitting room and upper landing and hall cupboard. Wood effect laminate flooring. Very large picture window to south over fields.

Sitting Room
(5.2 x 4.0m)

(S)

Sitting room, with log burning fire and marble/wood surround fireplace. Fitted recess bookshelf. Partly glazed doors to hall and conservatory.

Conservatory (5.7m x 4.4m)	(E,S,W)	Spacious wooden floored south facing conservatory offering lovely views across open countryside.
Games Room (7.6m x 5.2m)	(N,S)	Games room which presently houses a full sized snooker table complete with over table lighting. Wooden bar in the corner of the room. Full length windows to south and patio doors leading to front garden to north. Double doors leading through to gymnasium
Gymnasium (4.4m x 2.8m)	(S)	Laminated floor, south facing window and patio doors. Large fitted mirrored wardrobes. Ranch style folding doors to Wet Room/Shower/Sauna
Wet room/Shower/Sauna Bathroom (5.2m x 2.8m) Widest		Separate room with WC, and wash hand basin, sauna area, and wet room with double shower, space for sun bed.



Conservatory



Games Room/Bar

FIRST FLOOR

Staircase	(N)	Stairway leading to first floor. Wooden Handrails. Stained glass window to north
Hallway (4.0m x 2.8m)	(S)	Providing access to bedrooms 1 – 5 and bathroom. Window to south.
Master Bedroom (4.4m x 3.2m)	(S,SW,SE)	Large double bedroom with WHB. Excellent raised views over countryside to all southern aspects. Cream painted walls.
Bedroom 2 (4.4m x 3.2m)	(N)	Large double bedroom. Light wooden effect flooring. Window to north.
Bedroom 3 (4.0m x 2.8m)	(E)	Blue painted walls and window to east.
Bedroom 4 (4.4m x 3.2m)	(W)	large double bedroom. Window to West. WHB.
Bedroom 5 (5.1m x 1.9m)	(S)	Long, thin single bedroom. Window to south over fields. Wooden effect laminate flooring.
Shower/Bathroom (2.3m x 1.9m)	(E)	Partially tiled modernized bathroom with Shower, WHB and toilet.



The Gardens

The gardens incorporate planted gardens together with a patio with ample seating areas for outdoor entertaining/dining barbeques etc. There is a monoblocked driveway and monoblocked patios to the front and rear of the house, concrete and paved pathways. The gardens provide outstanding views to the adjacent countryside and fields. The grounds are stocked with a variety of mature trees and have scope to be developed in a number of different ways. There is outside water, power and security lighting. The greenhouse is included in the sale.



Shed and garage block



Office

The Office (7m x 6m) and Shed and Garage Block (21m x 6m + 7m x 6m). Total = 210 sq m

The property has extensive outbuildings incorporating a garage, a large office area and large storage shed. The office section would be ideal for working from home. There is scope to convert the steading block with another house subject to planning consent.

Paddock and Adjacent Equestrian Centre

There is a 1.8 acre grass paddock lying to the east of the house and garden with mature trees. There is scope for more land. Stables could easily be built here, subject to planning.

Savills are marketing South Dundonald Farm which includes the field to the south of the house. Bell Ingram are marketing Gleniston Farm which includes land to the south west of Muirhead.

Services

Mains water and electricity, oil fired central heating, LPG gas for cooker and fire, private drainage.



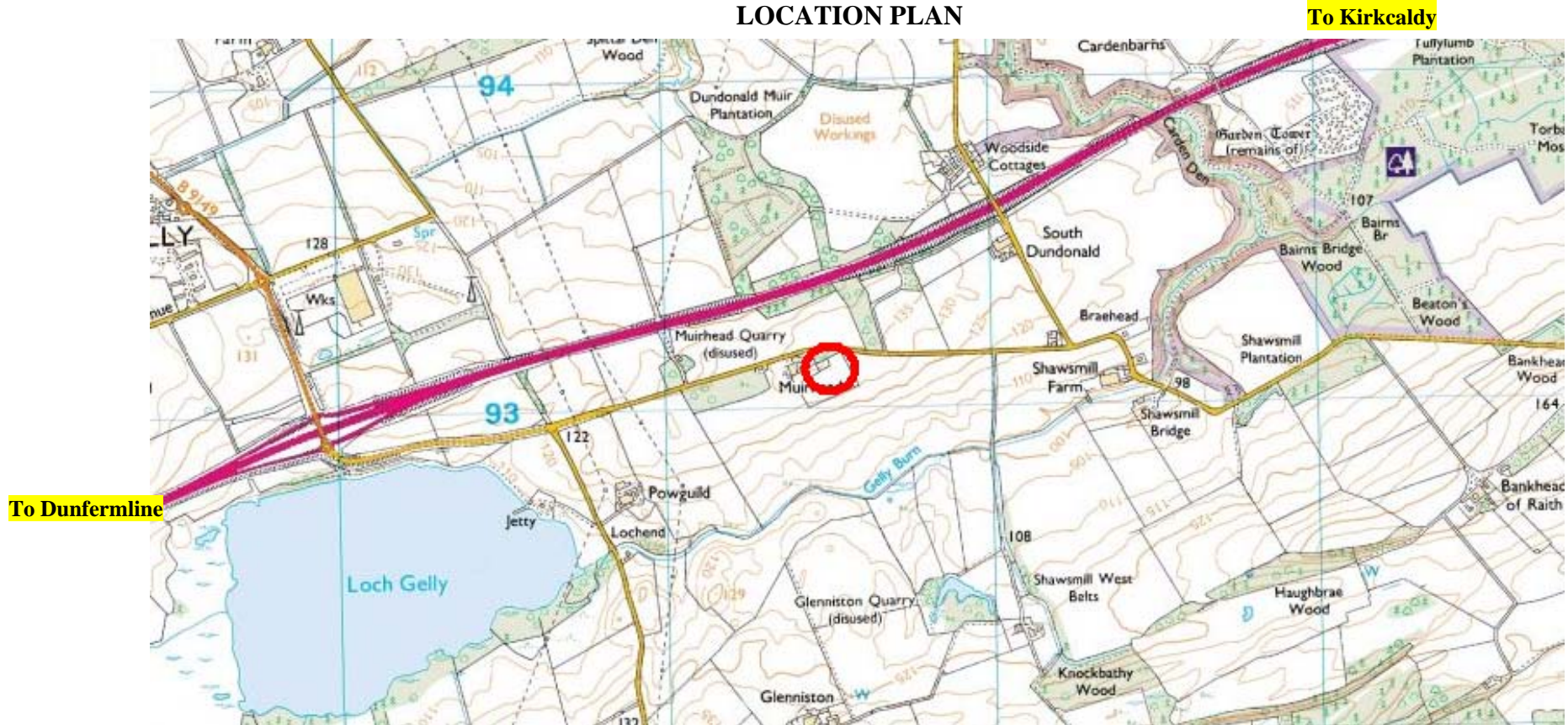
Viewing and Registering an interest

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Limited, 27 East Port, Dunfermline, Fife KY12 7JF Tel 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends) Fax 01383 621180.

Closing Date

Prospective purchasers are advised to register their interest in the property to ensure that they are give notice of any closing date. Failure to register interest may result in the property being sold without notice. All offers for the subjects should be submitted in Scottish Legal Form to McCrae and McCrae Ltd.

LOCATION PLAN



Plan produced by permission of Ordnance Survey
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Directions

Travelling on the M90, exit at junction 2a onto the A92. After 3 miles, take the Lochgelly exit signed Lochgelly (B9149). Turn first right onto the B149 (signed Auchertool/B925). At the roundabout take the first exit to the left on to Borthwick Castle Road. Continue along this road for about half a mile. You will pass a wooded area to your right, then two cottages and Muirhead Steading (random stone clad building) to your right. The entrance to the property is the entrance immediately after the Muirhead Steading entrance on the right.

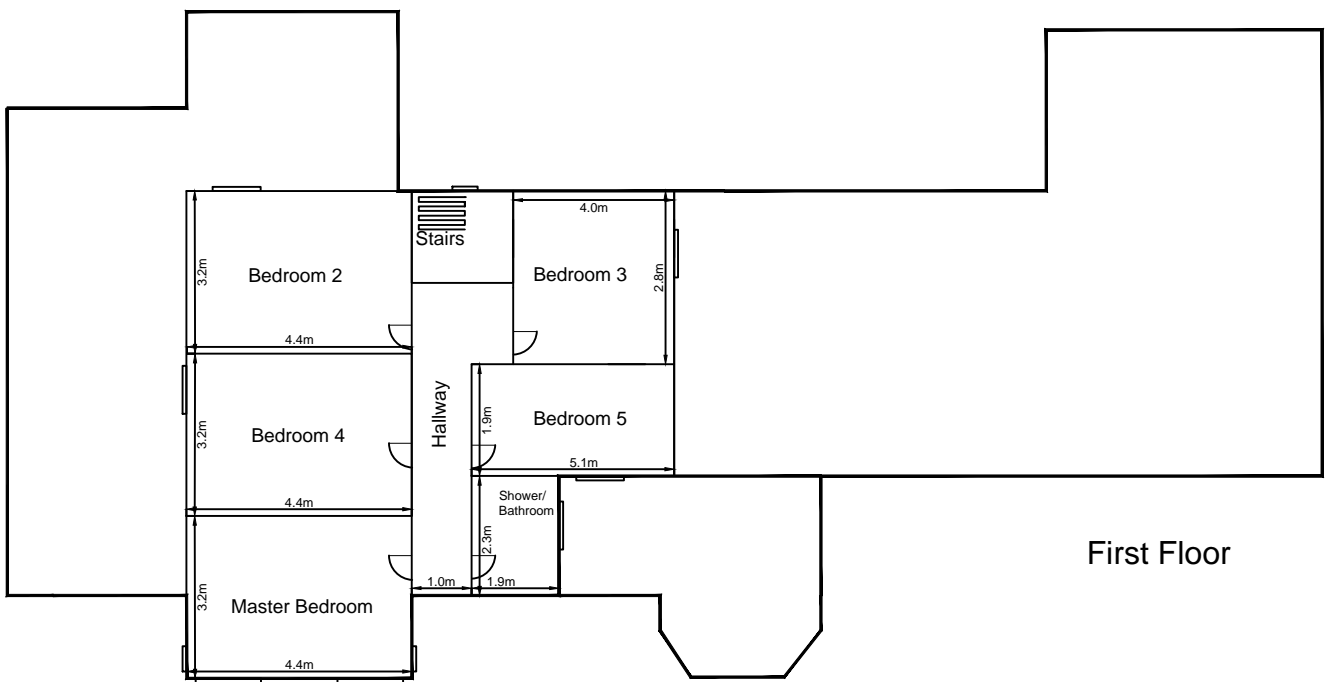
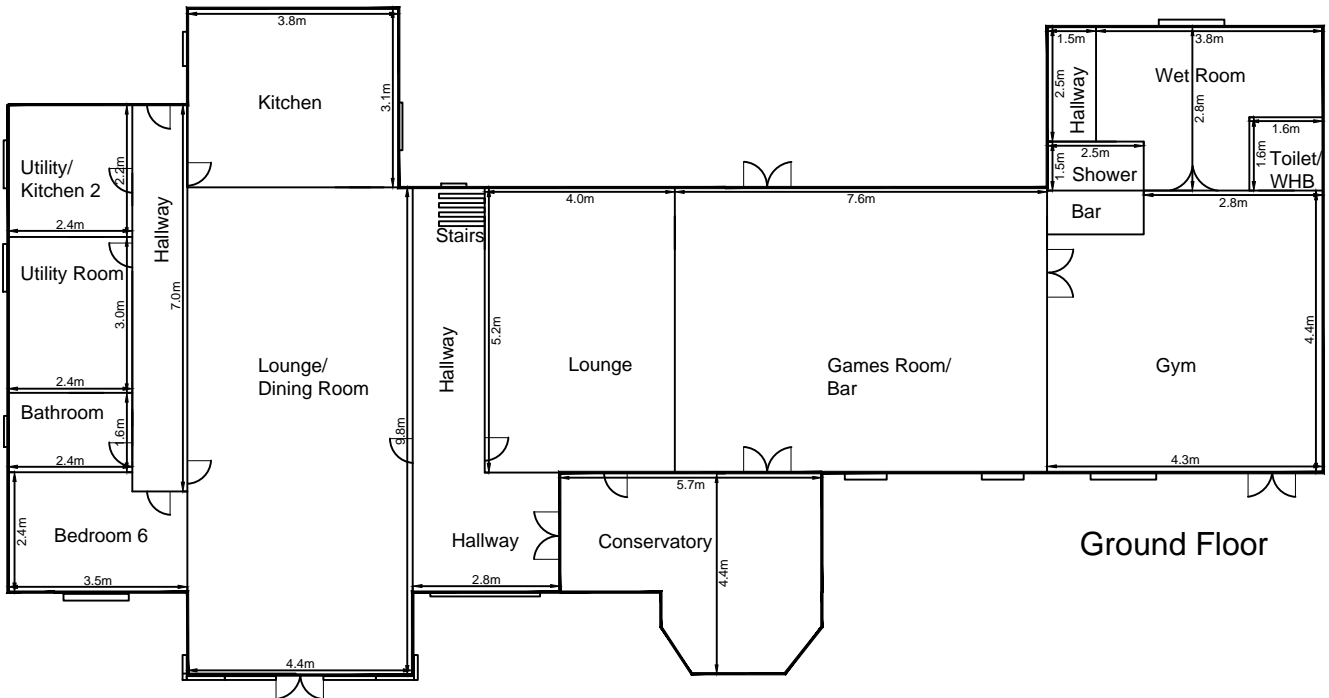


VIEWS TO SOUTHERN ASPECTS



Muirhead Farmhouse

For information purposes only
DO NOT SCALE



Total internal floor area approx. 270 sq m.