



## COTTAGE FOR SALE

**WEST COTTAGE, MUIRHEAD FARM,  
BY LOCHGELLY. KY5 0AU**  
Attractive semi detached cottage with garden and  
country views in a rural location close to Kirkcaldy

Kirkcaldy	5m	Dunfermline	9m
Glenrothes	11m	Perth	21m
Edinburgh	23m	St Andrews	29m





**View to the south**



**View the north**

This is the westmost half of two semi-detached cottages which is an attractive and traditional stone built dwelling on one floor, under a tiled roof. It sits in extensive grounds (33 x 31 metres), 0.11 hectares (0.25 acres). The garden land is fenced off down its east side so as to separate it from the East Cottage.

**FIXED PRICE  
HOME REPORT**

**£107,000  
£125,000**

## Situation

This attractive semi detached cottage sits in a lovely but easily accessible location and has views across open countryside. The property sits to the south of the B9149 road which runs parallel to the A92 dual carriage from Dunfermline to Kirkcaldy, therefore providing excellent commuter access to the M90 motorway. Primary schooling is available in the village school in Auchtertool and Secondary schooling is available at Balwearie High School. The larger towns of Dunfermline and Kirkcaldy are only a short 10 minutes drive in either direction. Edinburgh is only 25 minutes away by road.

## Description

The subjects comprise a two bedroom cottage with garden grounds to front, west and rear. The house has been renovated recently with a new calor gas Worcester boiler and radiators being added and a new kitchen and bathroom. There is attractive vinyl flooring through the kitchen to the rear hall and bathroom. Viewing is highly recommended.

There is a large concrete pad to the south west of the cottage which has been used as a base for kennels and an outside yard. The north and west perimeter fence and kennels for this area have been removed. There are trees to the west which provide shelter. There is open land to the south with fields beyond and fields to the north. There is a large graveled parking area to the north and west of the cottage. The cottage enjoys sunshine from the south during the day and from the west in the afternoon and evening.



**Lounge**



**Kitchen**



**Bathroom**

## **ACCOMMODATION (APPROX 64 M<sup>2</sup>)**

### **EPC RATING: G**

Internally this well proportioned home provides comfortable and spacious living areas. The whole property has been recently refurbished to an exacting standard with new fixtures and fittings throughout. The accommodation extends to approximately 64 square metres internally and comprises the following:

**Entrance Hall (3.6m x 1.5m) (N)** Entrance hall with space for coat hanging.

**Bedroom 1 (3.60m x 2.40m) (N)** Excellent views northwards over fields to the Lomond Hills

**Lounge (3.60m x 4.4m) (N)** Large living space with partially glazed doors from entrance hall and to the kitchen. Large picture window to the north over fields.

**Kitchen (4.45m x 2.20m) (S)** Attractive wall and floor units with a new Lamona cooker with expelair hood, space and plumbing for dishwasher and washing machine. Space for a fridge.

**Rear Hallway (E) (3.00m widest x 1.25m)** Airing cupboard 1.2 x 0.9m with boiler, rear door (partly glazed)

**Bathroom (2.05m x 1.70m) (S)** Fully fitted bathroom with bath, WC and wash hand basin. Heated towel rail.

**Bedroom 2 (4.25m x 3.10m) (W)** Large bedroom with attractive views to the west. Walk in wall cupboard.

There is scope to extend the house into the attic or to the south or west subject to securing planning permission

## **GARDEN**

The property benefits from a large plot with gardens to front and a gravelled parking area to rear (31m x 30m). The front garden would be ideal for pets.

## **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 there from. 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. Details prepared April 2014.

## **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.

## **VIEWING AND REGISTERING AN INTEREST**

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd. Outwith normal office hours please contact Rod McCrae on 07711 561814 to arrange a viewing.

## **OFFERS**

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

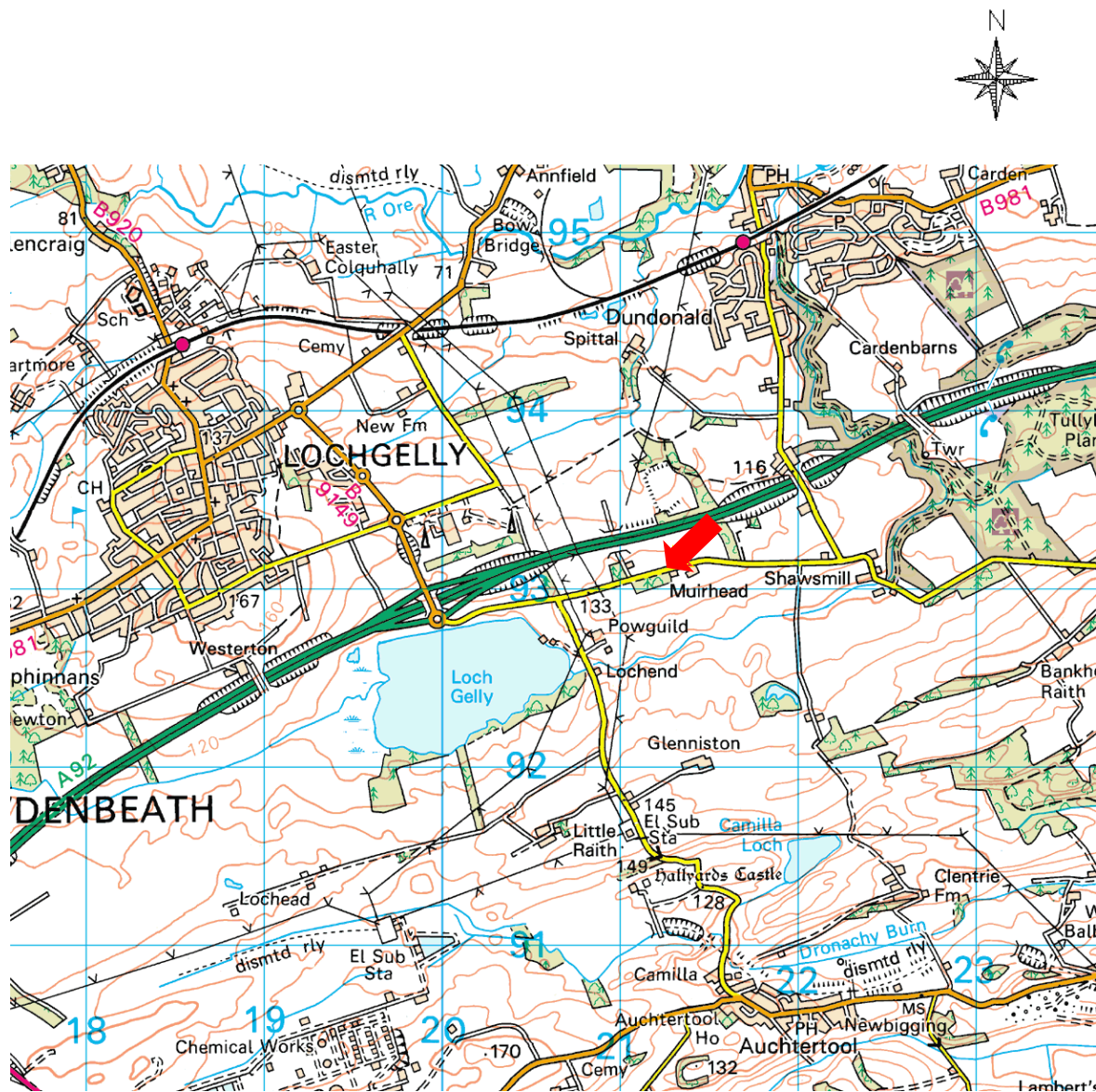
## **DIRECTIONS**

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 Auchtertool/B925) and is signposted Kirkcaldy. Continue along this road for about half a mile (ignoring the turnoff at Auchtertool). You will pass a wooded area to your right. The cottage will appear on your right with the McCrae and McCrae sign to the south of the unclassified public road. The West Cottage is the first cottage you will come to on the right hand side of the road after the Auchtertool turn off.

## **SERVICES**

Mains water and electricity. Private septic tank shared with East Cottage.





### LOCATION PLAN

Plan reproduced with permission of Ordnance Survey (No. 1000011808)