

**SERABA COTTAGE, SANDS FARM,
KINCARDINE. FK10 4AR**

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Kincardine 1.5m, Culross 2m, Alloa 7m, Falkirk 9m, Dunfermline 10m, Stirling 14m, Glasgow 29m, Edinburgh 34m,

Beautiful and secluded, yet central, stone built detached country house built in 2007 by the current owner. It is set well back from the quiet unclassified Kincardine to Culross public road and Fife Coastal Cycle Path and has woodlands between it and the road.

LOT 1

- Large south facing lounge with patio doors
- Fitted kitchen
- 6 bedrooms
- Study/Bedroom 7
- 2 bathrooms
- Mains water
- LPG central heating & double glazing
- Laminate flooring throughout most rooms
- Hot water immersion heater + also hot water from multi-fuel coal & wood burning stove

- Garage 9m x 6.3m with pit – possible conversion to granny flat
- Large gravelled parking area and garden

HOME REPORT £350,000

EPC RATING

www.packdetails.com Ref: HP370765

OFFERS OVER

£250,000

LOT 2

- 0.3 ha with expired planning consent for a second house or scope to be developed with Lot 1 for a kennels/cattery/garage store or light commercial use

OFFERS OVER

£ 30,000

TOTAL

£280,000

Power lines nearby are to be removed within 2 years by Scottish Power.

COUNCIL TAX BAND – House – Band E

OWNERS: Mr Javid Iqbal



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,
Fife KY12 7PD 01383 722454

9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers

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LOTING

It is possible that the property could be separated into Lots, but the seller would prefer to sell it as a whole.

SITUATION

Seraba Cottage is set within its own garden and has 0.75 acres of land which could possibly be suitable for a kennels/cattery/garage store or light commercial use (subject to planning).

The house was built in 2007 by the current owner. It has lovely views to the east and west over farmland. Scottish Power are committed to removing the two nearby power lines within 2 years.

The house could be purchased as a Buy to Let. Workers at the nearby Longannet Power Station often require lodgings and a possible £300-£400 per month per room could be earned.

LOCAL FACILITIES

Kincardine and Culross are both almost 2 miles away and the town has an 18 hole golf course, library and community centre as well as local shops and pub. There is a regular bus service from Kincardine into Glasgow or Dunfermline. The M876 and M9 motorways leading to Dunfermline, Falkirk, Stirling, Glasgow & Edinburgh are easily accessible from the house.

The beautiful conservation village of Culross is well known for its Abbey, museum, art gallery, cobbled streets and 17th century architecture. It has a really good primary school. Secondary schooling is at Dunfermline which also has excellent shopping, sports centre, theatres etc etc.



Views to south



Views to west



Views looking to the east.

LOT 1

HOUSE ACCOMMODATION

GROUND FLOOR (approx sq m)

The house and garage were built in 2007. It is a characterful family home. It's accommodation is as follows:

Entrance hallway (W) 2.7m x 1.9m.

Corridor 12.5m x 1.5m max

Hard wood flooring and pine staircase.

Lounge (S & E) 5.4m x 5.5m

Spacious room with stone fireplace and multi-fuel coal & wood burning stove. Stone feature wall. Patio doors to rear. Laminated beech floor. Front garden and attractive rural views.

Kitchen (E) 3.66m x 3.7m

Impressive views over the fields. Gas cooker with 8 burners and double oven. Fully fitted kitchen leading to utility room.

Utility Room (E) 3.66m x 1.6m

Fully fitted units, sink and plumbing for Units match the kitchen. Storm door to side garden.

Bathroom (E) 3.6m x 1.9m

WC, shower and wash hand basin. Part tiled walls and tiled floor.

Bedroom 1 (E) 5.26m x 4m

Study/poss Bedroom 6 (N) 3.96m x 2.7m

Attractive view to rear garden overlooking grazing land and cattle. Laminated floor.

FIRST FLOOR

Landing (W) 15.5m x 1.6m

Long coombed ceiling landing leading to all rooms. The three Velux windows afford natural lighting to the landing and down to the staircase. They also provide attractive views.

Bedroom 2 (E) 4.83m x 3.1m. Lovely views.

Bedroom 3 (E) 4m x 3.64m. Lovely views.

Bedroom 4 (E) 3.64m x 3.22m

Lovely elevated views through the dormer window to the east. This large room is fitted out with shelves and is currently used as an office.

Bedroom 5 (E) 4.74m x 3.5m

Store/poss Bedroom 7 (E) 3.8m x 1.84m

Large bedroom with lovely elevated views over the front lawn, the paddock and hills to the south. Coombed ceiling.

Bathroom (E) 1.9m x 3.3m

Tiled floor and part tiled walls.

DOUBLE GARAGE

This double garage has a concrete floor and a pit for working on cars. (Ideal for commercial garage works). Outside the garage is a large parking area driveway which sits to the west of the property.

No planning permission has been sought but it may be possible to convert the garage into a granny flat.

Gravelled parking area

25m x 20m parking area (If property bought as a whole then LOT 1 & LOT 2 gravelled parking area is 43m x 26m).

GARDEN (30m x 23m approx)

The house has a garden with a large lawn to the south of the house. It lies to the east of the garage which affords shelter.





Bedroom 4



Bedroom 2

LOT 2 (0.3 ac / 60m x 23.5m)

This lies to the west of lot 1 and shares the access road. 25m x 23m is presently a gravelled parking area and includes the house plot. It had planning consent for a second house plot. (See plan stating west building). It could provide a great opportunity for a house for a relative living in Lot 1. The sellers are having pre planning appreciation consultations with Fife Council Planners to clarify that planning consent would be reinstated or given for kennels/cattery or workshop/garage store/light commercial use.

SERVICES

Mains water, electricity, LPG gas. Private drainage & septic tank.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

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.

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 therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

INCLUDED IN THE SALE

Cooker, fridge & washing machine. All other furniture optional.



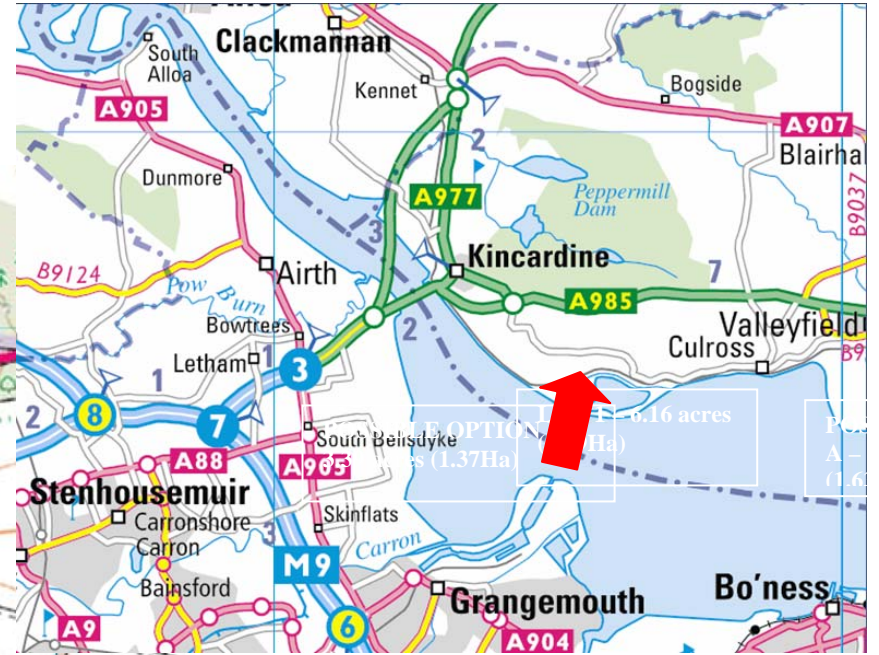
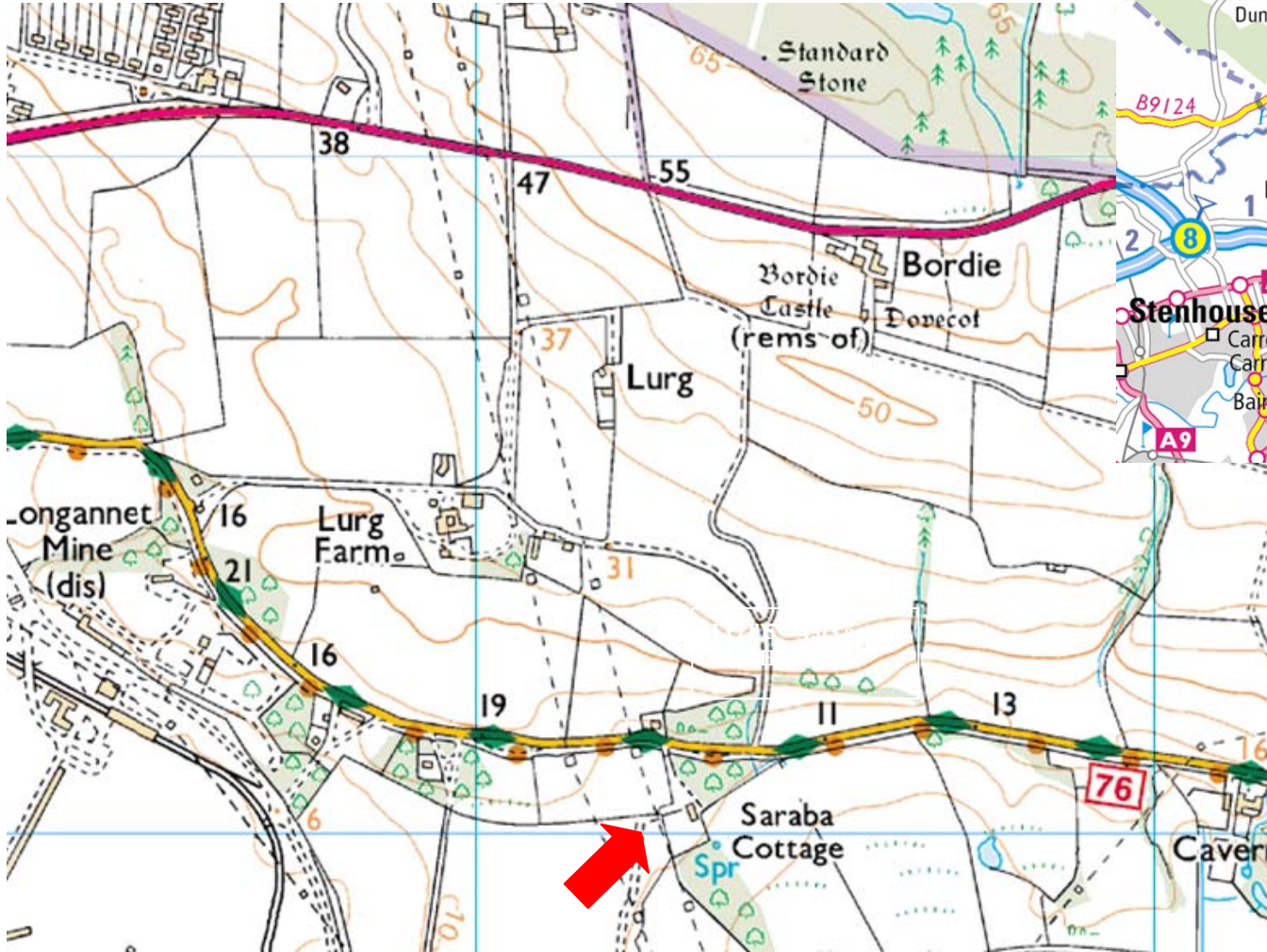
Views looking east



Views to south east



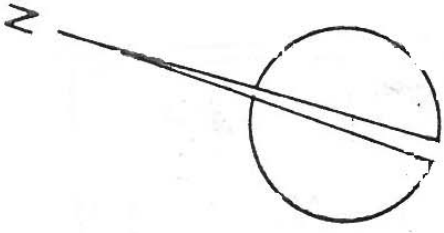
Views to east from Bedroom 4



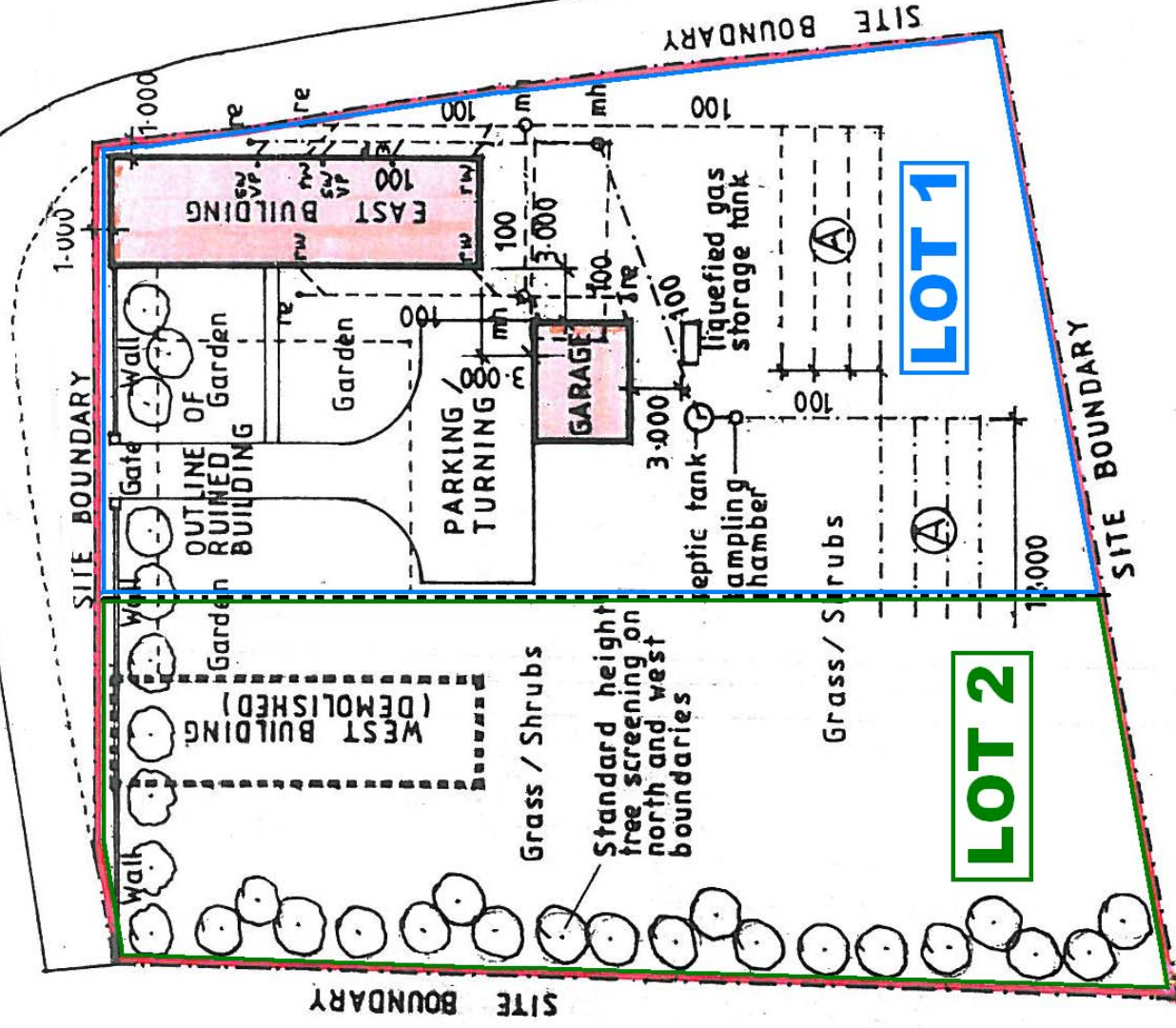
DIRECTIONS

LOCATION PLANS

Plans produced by permission of Ordnance Survey
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To MAIN ROAD



LOT 1

LOT 2

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY



Views from the east