



**EAST COTTAGE, MUIRHEAD FARM, BY LOCHGELLY,
KY5 0AU**
Attractive bungalow 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



Southern elevation of house from rear garden



View to south from rear garden

Spacious and well proportioned two bedroom, one public room semi detached bungalow cottage in a great setting with open country views and garden. The cottage is in a great location close to Kirkcaldy and Lochgelly with access to the A92 and motorway network a 2 minute drive away. The cottage is in excellent decorative order having recently been fully redecorated. It benefits from a large pebbled parking area as well as a well fenced garden to rear.

**OFFERS OVER
HOME REPORT**

**£115,000
£130,000**

Situation

This attractive semi detached bungalow sits in a lovely quiet but easily accessible location and has 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. Primary schooling is available in the village school in Auchtertool and Secondary schooling is available at Balwearie Academy. The larger towns of Dunfermline and Kirkcaldy are only a short 10 minutes drive in either direction.

Description

The subjects comprise a two bedroom bungalow with garden grounds to front and rear. The owners have recently completed a total renovation of the property. The kitchen and bathroom are particularly attractive and all of the rooms have been tastefully redecorated. The subjects are in a move in condition with only cosmetic and personal touches required. Viewing is highly recommended.



ACCOMMODATION (APPROX 82 SQ. M.)

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 82 square metres internally and comprises the following:

Entrance Hall (3.02m x 0.87m) (N) Entrance hall with space for coat hanging.

Lounge (3.60m x 4.77m) (N) Large living space with partially glazed doors from entrance hall and to the kitchen. Large picture window to the north over fields.

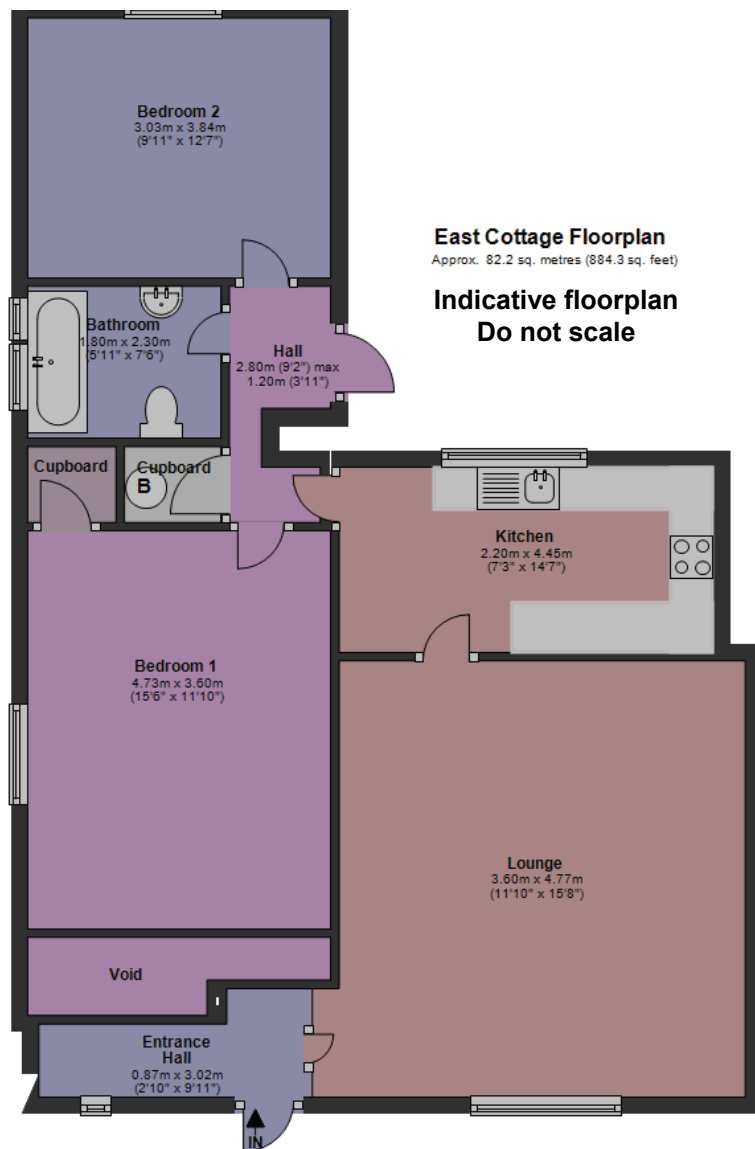
Kitchen (4.45m x 2.20m) (S) Newly fitted kitchen with oven and electric hob. Plumbed for washing machine. Sink and drying area. Ample storage space and space for American style fridge/freezer.

Hall (2.8m widest x 1.2m) Storage cupboard housing new boiler. Doors to bedroom 1, bedroom 2, kitchen and bathroom.

Bedroom 1 (4.40m x 3.60m) (E) Large bedroom with separate cupboard room. Window to east.

Bathroom (2.30m x 1.80m) (E) Fully fitted bathroom with bath, shower, WHB and toilet. Half tiled walls and tiled flooring. WC and wash hand basin. Ample storage cupboards.

Bedroom 2 (3.84m x 3.03m) (S) Windows to south.



GARDEN

The property benefits from a large plot with gardens to front and rear. The rear garden has recently been reseeded down to grass with an attractive paved patio area installed. It is fenced in its entirety and would be ideal for pets. The front garden is mainly laid to pebbles with a large off street parking area.

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 September 2013.

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 07711561814 to arrange a viewing.

OFFERS

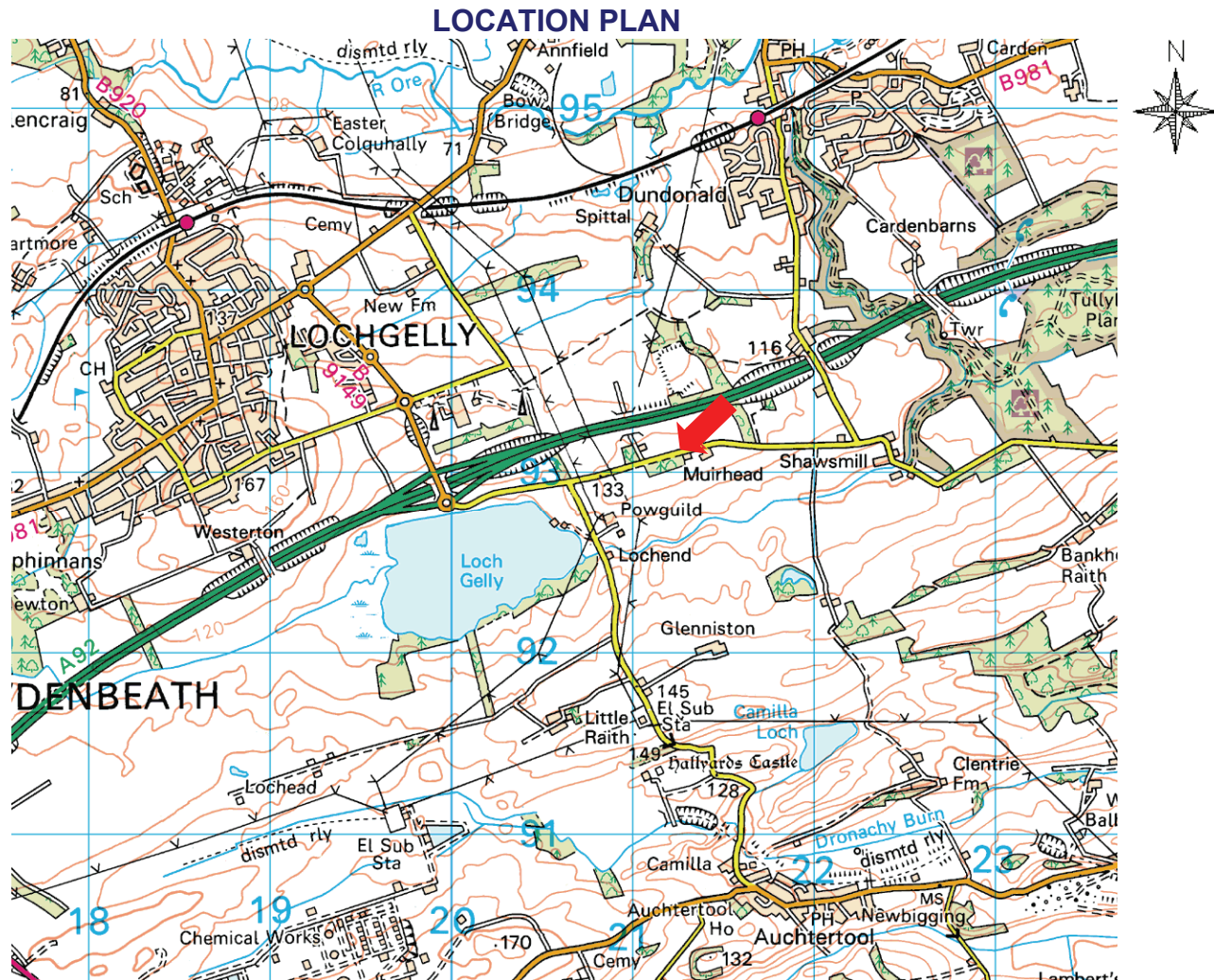
Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date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



Rear garden with patio area



Front garden pebbled parking area



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 ignoring the turnoff at Auchertool. 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.