

# INCHDAIRNIE EAST LODGE, GLENROTHES



North Elevation

# INCHDAIRNIE EAST LODGE, GLENROTHES KY5 0UJ

Glenrothes 5m    Kirkcaldy 7m    Dunfermline 15m    Perth 25m    Edinburgh 29m



South & East Elevation



South West Elevations – Kitchen extension  
on left and bedroom extension on right



Kitchen/dining extension

**CHARMING RURAL GRADE C LODGE HOUSE, COMPLETELY RENOVATED AND EXTENSIVELY EXTENDED  
WITH 3 STABLES AND MENAGE SET IN 2 ACRES  
(SCOPE TO DEVELOP AS A KENNEL/CATTERY BUSINESS OR LORRY YARD) SUBJECT TO PLANNING**

**The immaculate accommodation is as follows:-**

3 double bedrooms, 2 family bathrooms, 2 lounges, utility room, huge beautifully fitted kitchen with French doors leading to decking area. Gas central heating and double glazing. Scope to extend. The lounge could be a fourth bedroom with the kitchen/dining room used as a living room as well. The present owners spend most of their time there anyway.

New oak floors with exception of two pine floor in two bedrooms. The kitchen and the two bedroom extensions were added in 2005. The Bathroom/shower room was renovated recently.

Log cabin/office, fenced gardens, graveled driveway (accessed through electric gates) and extensive parking areas. Three wooden stables, hay shed, all weather surface ménage and approximately 2 acres of land.

**Owners – Mr & Mrs Alistair Cochrane**

**OFFERS OVER £350,000**

## SITUATION

Located on the rural fringe to the south west of Glenrothes, Inchdairnie East Lodge is perfectly located in a rural setting with excellent road and rail connections to all the major towns in central Scotland (only half an hour from Edinburgh). There are lovely views across farmland to the south and west. A high panel fence between the property and Kinglassie Road offers a protective barrier from the road. Whilst the area offers excellent everyday facilities such as shops, pubs, hotels and an outstanding sports center with swimming pool. Glenrothes Golf Course and Balbirnie Park Golf Course are both located close by. Educational facilities in the area include Kinglassie Primary School with numerous Primary and High Schools available within Glenrothes. The farmland immediately south of the property offers ideal hacking facilities and paths for riding and walking. The Fife riding club is in Glenrothes whilst the Bowhouse Scottish Equestrian Centre with its indoor and outdoor arenas and hacking is located only 1 mile away in Kinglassie.

## DESCRIPTION

<b>Vestibule</b> (2.5m x 1.95m)	(N)	9ft high storm door, natural sandstone features.
<b>Sitting room</b> (3.3m x 3.15m)		Sandstone walls, large fireplace with cast iron grating and oak wooden floor.
<b>Kitchen</b> <b>/Dining room</b> (6.5m x 6.5m)	(S,W +N)	Lovely semi circular extension with a huge expanse of ten windows and two glazed doors as well as two velux windows. The French doors lead onto a large area of decking. Newly fitted oak floor and kitchen units with oak worktops, large enamel sink, integrated dishwasher and fridge.



Sitting room



Kitchen/dining room



Utility Room

<b>Utility room</b> (4.85m x 2.55m)	<b>(E)</b>	Wall and floor kitchen units with splash back tiles, Plumbing for washing machine and spin drier. Plus cupboard/pantry. Large American Fridge which is available under separate negotiation.
<b>Hallways</b> (4.6m x 1.3 max) (7.0m x 1.1 max)		
<b>Lounge</b> (5.6m x 4.75m max)	<b>(E +N)</b>	Linking main house to kitchen/dinning area. Link to bedrooms and bathrooms, with stair to floored attic with a large velux window. 2 large bay windows, Fireplace with wooden surround, cast iron insert and a black slated hearth. Integrated shelves.
<b>Bathroom – 1</b> (2.3m x 1.65)		Fully tiled with bath and WC, Wash hand basin and extractor fan.
<b>Bedroom – 2</b> (4.3m x 3.5m)	<b>(E)</b>	Two fitted wardrobes, Attractive views to the stable.
<b>Bath/Shower room</b> Newly fitted bathroom suite comprising of free standing roll-top bath, WC, sink and shower, black granite glitter floor, tiles, heated towel rail and extractor fan.		
<b>Master bedroom</b> (5m x 4.1m max)	<b>(S+E)</b>	Four windows (one large bay) looking out to attractive views, free standing wardrobes included with the house.
<b>Bedroom – 3</b> (4.1m max x 3.9m max)	<b>(S+W)</b>	With windows to South and West, Built in Wardrobes.



Lounge



Master Bedroom



Bathroom/Shower room

## **LOG CABIN, GARDEN, LANDS AND DRIVEWAY**

There is a lovely log cabin (4.7m x 3.2m) which was built recently and used as an office. Newly graveled entrance drive and parking area. There are also electric gates.

## **STABLES AND HAY SHED**

3 stables (4.57m x 4.57m) each, with concrete floors including electric + water. The hay shed (3.6m x 3.6m).

## **THE MENAGE**

(40m x 38m)

All weather surface. It is extensively well drained with a sand base and rubber chips.



Well drained ménage



3 Stables and Hay Shed



Views to the South and west from decking area

## **DIRECTIONS**

From Kirkcaldy take the north bound A92 and exit at the Bankhead roundabout (south east of Glenrothes) onto the westbound B921 towards Kinglassie. Continue towards Kinglassie past 2 roundabouts and approximately 800 meters past the Whitehill intersection. The property is accessible through the farm road access on the first left after leaving Glenrothes, on the westbound B921 only.

From Perth and Kinross take the A911 through Scotlandwell to Leslie. At Leslie High Street follow signs to Kinglassie onto Golf Course Road to the Whitehill intersection. Continue onto the B921 to Kinglassie where Inchdairnie Lodge is accessed approximately 800 meters on the first left.



Log Cabin/Office



Paddock and House with South East Elevation

### **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Ltd, 27 East Port, Dunfermline, Fife KY12 7JG, 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 mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

**Property details prepared February 2011**



A911 to KINROSS

**GEOGRAPHICAL LOCATION PLAN**

