

# LOW ROAD COTTAGE, OREBRIDGE, THORNTON



Lot 1 is the white house

# LOW ROAD COTTAGE, THORNTON, FIFE, KY1 4DT

Kirkcaldy 4.5m Glenrothes 5.5m Dunfermline - 15.3 Perth - 27.1m Edinburgh - 29.7m



East elevation of Lot 1



West elevation of Lot 1



Lots 2 and 3

LOT 1 – Charming extended 5 bedroom semi-detached one and a half storey house situated up a quiet road which services three other houses on the edge of Thornton. The property extends to approximately 142 sq m (157.8 sq m including conservatory). It has been extensively extended both horizontally and vertically into the attic and provides spacious accommodation over two floors. There is an off street parking area with numerous spaces available adjacent to the house.

**FIXED PRICE - £180,000**

**HOME REPORT - £180,000**

LOT 2 – The south most of two new build detached house plots extending to approximately 0.12 acres with full planning permission for the erection of a 4 bedroom house. The site 1 is adjacent and to the west of Low Road Cottage and is currently being utilised as a paddock with a stable block. The plot will be accessed via a private access road to run past the north of the existing cottage. Estimates for services are available. The planning application as well as all conditions can be viewed online using planning reference number 08/02681/CFULL.

**OFFERS OVER - £60,000**

LOT 3 – The north most of two new build detached house plots (adjacent to lot 2) extending to approximately 0.13 acres with full planning permission for the erection of a 4 bedroom house. Estimates for services are available. The planning application as well as all conditions can be viewed online using planning reference number 08/02681/CFULL.

**OFFERS OVER - £60,000**

**AS A WHOLE - £300,000**



## **VIEWING AND REGISTERING AN INTEREST**

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

### **Directions**

From the A92 at Redhouse roundabout take the road signposted towards Thornton and continue down the hill over the bridge. On passing the bridge, take the first left signed Riverside and take an immediate right at South End Depot. Follow the road round and Low Road Cottage is the second house on the left harled in white.

### **Situation**

Situated in between Kirkcaldy and Glenrothes, the village of Thornton stands between the rivers Ore and Lochty, which are at either end of the main street. The main street offers a number of secondary and tertiary shops which serve the local community and passers by. Thornton boasts good access to the A92 and is equidistant between Kirkcaldy and Glenrothes which both offer a full range of amenities and entertainment. The property is within easy walking distance of the small railway station which is called "Glenrothes with Thornton" and serves the whole Fife area. The village has an 18 hole golf course and bowling green as well as two successful youth football clubs.

### **LOT 1 - The Cottage**

This bright and spacious property was constructed originally circa 1890 but has been substantially extended over the years. In 1985, the northern and western aspects of the property were extended with two new bedrooms, a bathroom, kitchen and conservatory created. Further extensions were carried out in 2005 whereby the whole of what now forms the first floor of the property was created. All five bedrooms are large double rooms. This house offers light and airy accommodation at a very modest price.



Lot 1 with adjacent parking area



Lot 1 - Rear decking area



Eastern elevation of lot 1

## DESCRIPTION

### Ground Floor

Entrance Hall	(E)	(3.55m x 0.9m)	Partially glazed front door with large glass panel. Laminated wood effect flooring
Lounge/ Staircase	(E)	(4.85m x 3.30m)	Completely renovated lounge with pine skirtings and door surrounds. Laminate flooring. Staircase to first floor with pine balustrade.
Bedroom 1/ En-Suite	(E/W)	(3.4m x 2.95m)	Well appointed bedroom with large doors leading to en-suite wet room. Large shower area with electric (Mira) shower. Window to west. Toilet, WH Basin.



Bedroom 2	(N)	(4.05m x 2.9m)	Double bedroom with blue carpeting and large picture window to North.
Bedroom 3	(N)	(4.05m x 2.65m)	Double bedroom with wood effect laminate flooring and large picture window to North.
Rear Hallway/ Dining Area		(3.1m x 2.5m)	French Windows (W) to decking area. Cupboard with newly fitted combi boiler.
Bathroom		(2.3m x 2.0m)	Partially tiled walls. Bath, W.C, wash hand basin. Possible space for shower.
Rear Hallway to Porch		(2.4m x 1.4m)	Partially glazed door to porch. Tiled floor. Frosted window.
Kitchen/Dining	(W)	(4.02m x 3.23m)	Fully fitted kitchen with ample floor and wall units. Electric Hob + Hotpoint cooker. Tiled floor + partially tiled walls. Plumbing for dishwasher + washing machine with space for American freezer. Large picture window to West with attractive views to rear garden.
Conservatory	(W)	(2.9m x 1.9m)	Tiled floor with pine lined walls. Double doors to decking area.

## First Floor

Upper landing/  
Office No 2 (E,W) (3.9m x 2.9m)

Bathroom

(1.6m x 1.5m)

Bedroom 4

(E,W) (4.5m x 3.9m)

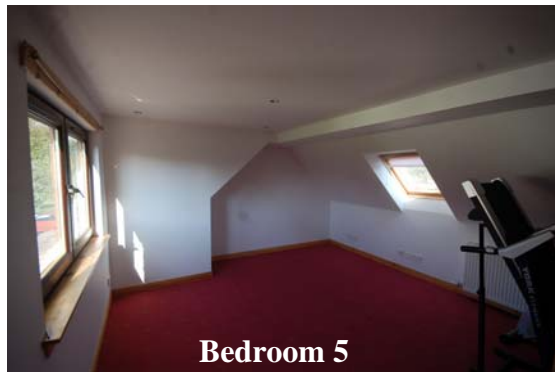
Bedroom 5

(E,W) (4.3m x 3.7m)

Dormer windows to rear. Velux to front.

Electric shower. Wash hand basin, toilet, cabinet. Expelair fan. Frosted window. Large double bedroom. Partially coomed to east side with velux window. Large picture window (1.7m x 1m) to W. Cat 5 Cabling.

Large double bedroom. Partially coomed to east side with velux window. Large picture window (1.7m x 1m) to W.



## Garden

There is an attractive garden to the west of the house incorporating a large sun terrace with wooden decking area (5.0m x 4.0m) + (5.0m x 2.0m) + (6.0m x 2.0m). The decking is surrounded by wooden railings and there is a delightful raised pond clad in stone to the northern edge.



### **LOT 2 (0.12 Acres) AND LOT 3 (0.13 Acres)**

The two detached house plots both have full planning permission for the erection of detached 4 bedroom houses. The site is adjacent and to the west of Low Road Cottage and is currently being utilised as a paddock with a stable block. The plots will be accessed via a private access road to run past the north of the existing cottage. The sellers would prefer purchasers to service the plots with mains water, electricity etc. Full costings to be shared over both plots have been confirmed at £4820.78 for the Gas infrastructure and installation and £1173.00 for water connection. The planning application as well as all conditions can be viewed online using planning reference number 08/02681/CFULL. For further information and/or a copy of the plans, please contact Chris Dickie at McCrae and McCrae Ltd.

### **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 October 2010.**



Plan produced by permission of Ordnance Survey  
License No. 1000011808