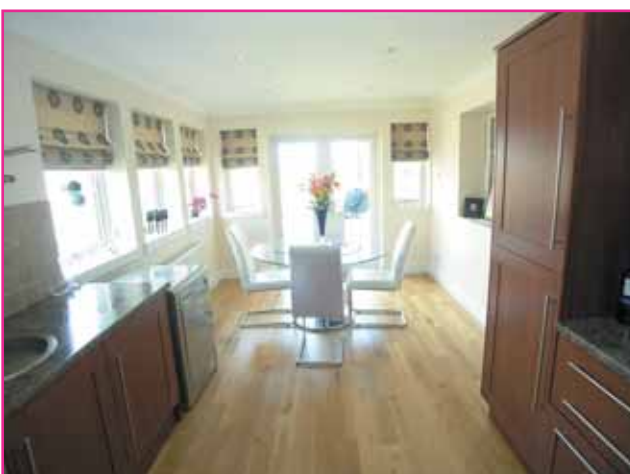


Converted steading

- Spacious reception hall
- Stunning lounge
- Dining kitchen
- Downstairs WC
- Fourth bedroom/Familyroom
- Three double bedrooms
- Master en-suite shower room
- Principle bathroom
- Gas central heating and double glazing
- Private gardens
- Garage
- Most attractive setting

3 Castlandhill Farm Steadings, Nr Rosyth, KY11 2WR
OFFERS AROUND £239,950



GENERAL DESCRIPTION

maloco + associates are truly delighted to present to the market this splendid converted farm steading ideally located for the commuter travelling north and south of the Forth Road Bridge.

3 Castlandhill Farm Steadings forms part of a traditional courtyard setting and offers flexible accommodation throughout.

ACCOMMODATION

Lower Level

There is a light and bright reception hallway connecting to the stunning lounge with full length picture window formation to the front affording fine views of the courtyard. The superb kitchen/diningroom features a range of quality modern floor and wall-mounted units complete with stainless steel integrated appliances and integral fridge freezer. There is ample room for a dining table and chairs to one end together with French doors providing access onto the private garden. Also located on the ground floor is a convenient downstairs w.c. together with bedroom four which could also be utilised as a family room.

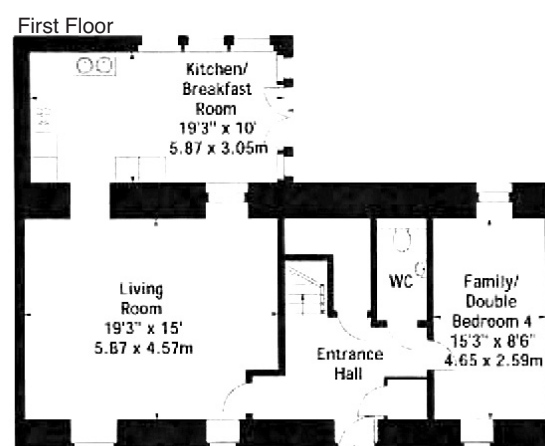
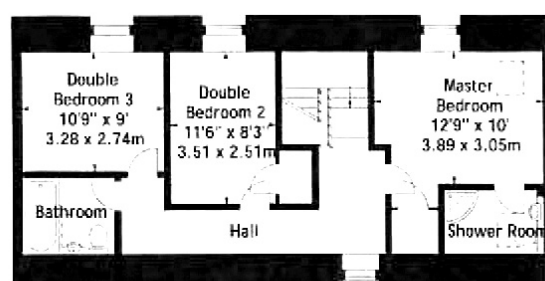
Upper Level

A twist-and-turn carpeted staircase leads to the upper level where there is a spacious landing with windows overlooking the courtyard. There are three good-sized bedrooms with the master benefiting from an en-suite shower room. Finally the principle bathroom complete with a modern three piece white suite and contemporary tiling completes the accommodation on offer.

The property benefits from a gas-fired central heating system and double glazing throughout and there is a private garden to the side mainly laid to lawn with a raised decked seating area. Additionally the property benefits from a private garage.

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Ground Floor



LOCATION

Castlandhill Farm Steadings forms part of a peaceful steading development located off Castlandhill Road via Lothians view on the outskirts of Rosyth. The property is situated ideally for the commuter with railway stations located within Rosyth and Inverkeithing, Inverkeithing being a mainline station with services to locations all over Scotland and even to Kings Cross in London. Easy access can be gained to the A90/M90 motorway networks connection to north and south of the Forth Road Bridge and there are regular and convenient bus services including the Park and Ride within Inverkeithing. Shopping for everyday requirements can be found in nearby Rosyth with extensive facilities including the newly refurbished Kingsgate covered shopping centre located in Dunfermline.

TRAVEL DIRECTIONS

Travelling from Dunfermline proceed in a southerly direction towards Rosyth. Proceed along Castlehill Road turning right into Lothian View and continue along where number 3 Castlandhill Farm Steading is located upon the right-hand side.

ACCOMMODATION

RECEPTION HALLWAY

LOUNGE 19'3" x 15'0" 5.87 x 4.57

BEDROOM FOUR/FAMILYROOM 15'3" x 8'6" 4.65 x 2.59

DINING KITCHEN 19'3" x 10'0" 5.87 x 3.05

DOWNSTAIRS W.C.

MASTER BEDROOM 12'9" x 10'0" 3.89 x 3.05

EN-SUITE

BEDROOM TWO

11'6" x 8'3" 3.51 x 2.51

BEDROOM THREE

10'0" x 9'0" 3.28 x 2.74

BATHROOM

EXTRAS TO BE INCLUDED IN THE SALE PRICE

All fitted carpets and floor coverings, some light fittings, oven, hob, hood, dishwasher and washer/dryer

VENDORS

Mrs T Peckett

VIEWING

Strictly by appointment through maloco + associates, Telephone 01383 629720.

OPENING HOURS

Monday - Friday 9.00am - 5.00pm Saturday 9.30am - 12.30pm

OFFERS

Offers should be submitted in writing to:-

maloco + associates
Solicitors & Estate Agents

6/8 Bonnar Street
DUNFERMLINE
KY12 7JR

Telephone (01383) 629720
FAX (01383) 621333
LP 32, Dunfermline

Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation.

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

