




McEwan Fraser Legal

Solicitors & Estate Agents

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Bonnyton Farm Steading

CRAIGLUSCAR ROAD, DUNFERMLINE, KY12 9HT



THE LOCATION

CRAIGLUSCAR ROAD, DUNFERMLINE

Bonnyton Farm Steading is an exceptional family home which occupies a wonderful rural setting to the north of Dunfermline.

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area you have Fife Leisure Park, home to a 10 screen cinema, private health club, bingo, bowling and mini golf.

For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity. Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.





THE PROPERTY

BONNYTON FARM STEADING

We are delighted to offer to the market this stunning four-bedroom steading, positioned on an enviable plot in a highly sought-after location. On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to a high standard. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Entrance through the main door into the lounge with a multi-fuel log burner which is the focal point of the room, entrance is gained from here to the fully fitted kitchen/dining area has been beautifully fitted to include a quality range of floor and wall mounted units with striking worktop and splashbacks, which provides a fashionable and efficient workspace. The kitchen further benefits from integrated appliances. Off the kitchen is the dining area which has space for table and eight-plus chairs with wonderful views over the countryside. The utility room provides plumbing facilities for a washing machine and there are doors to the rear garden.











Located off the kitchen is a further family room with bi-folding doors leading out to the patio area with panoramic views.

There is a study/office situated to the rear of the property.





The feature staircase leads up to the upper level of the accommodation, where you will find four generous-sized bedrooms, two of which have en-suites and all offer space for free-standing furniture if required. The master bedroom also benefits from a beautiful en-suite bathroom and a walk-in wardrobe. The contemporary three-piece family completes the property internally.

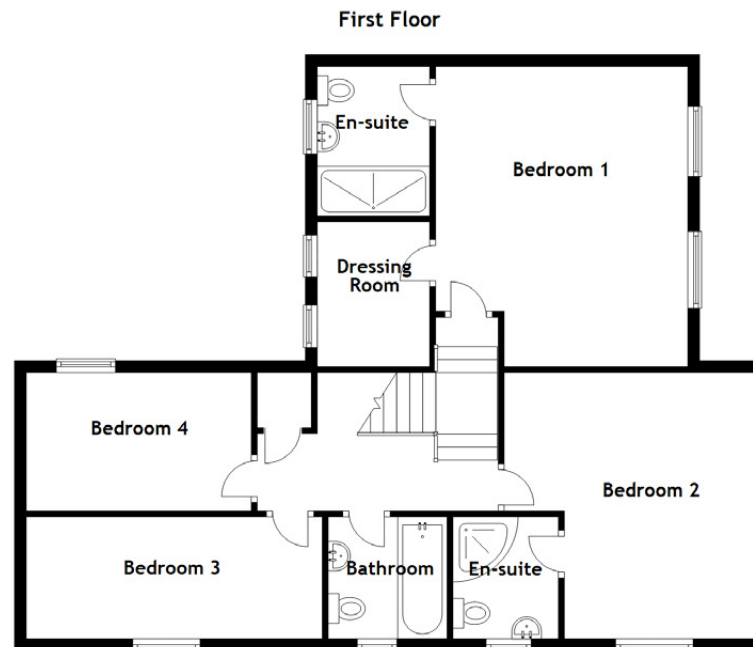
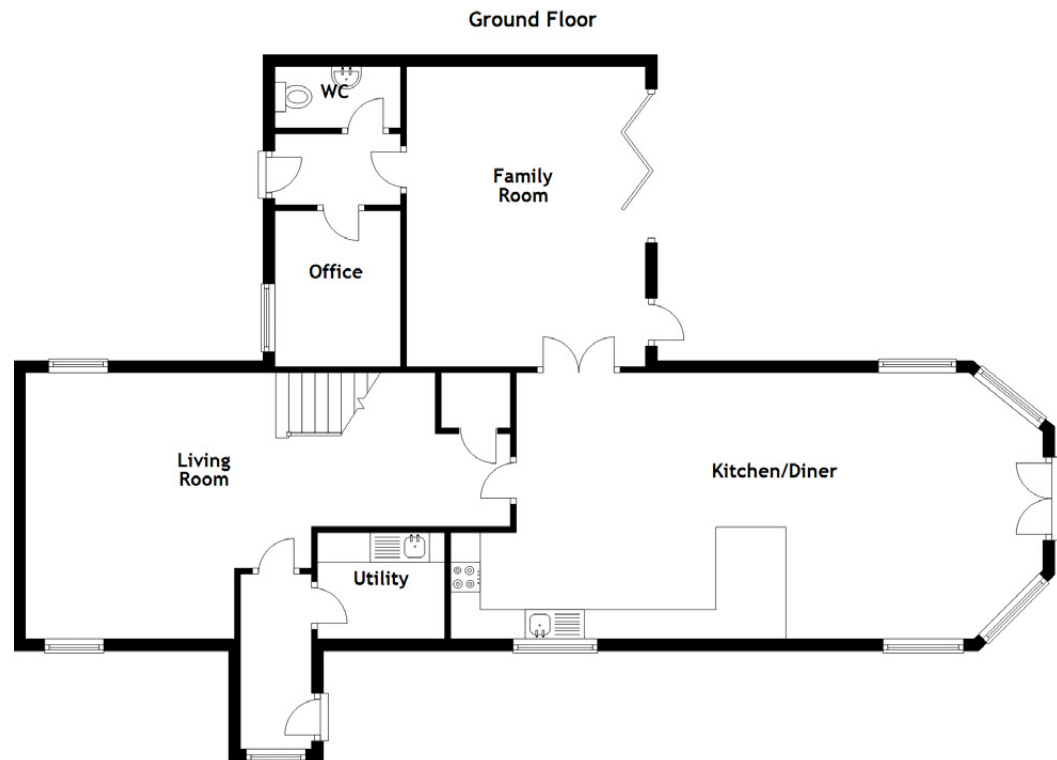












THE DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	10.01m (32'10") x 4.49m (14'9")
Living Room	6.92m (22'9") x 3.30m (10'10")
Family Room	5.06m (16'7") x 4.04m (13'3")
Office	2.63m (8'7") x 2.12m (7')
Utility	2.15m (7'1") x 1.80m (5'11")
WC	2.12m (7') x 1.03m (3'5")
Bedroom 1	5.06m (16'7") x 4.26m (14')
En-suite	2.52m (8'3") x 1.90m (6'3")
Dressing Room	2.44m (8') x 1.90m (6'3")
Bedroom 2	4.49m (14'9") x 4.27m (14')
En-suite	2.06m (6'9") x 1.78m (5'10")
Bedroom 3	5.00m (16'5") x 2.18m (7'2")
Bedroom 4	3.80m (12'6") x 2.20m (7'3")
Bathroom	2.11m (6'11") x 2.01m (6'7")

Gross internal floor area (m²): 197m²
EPC Rating: C

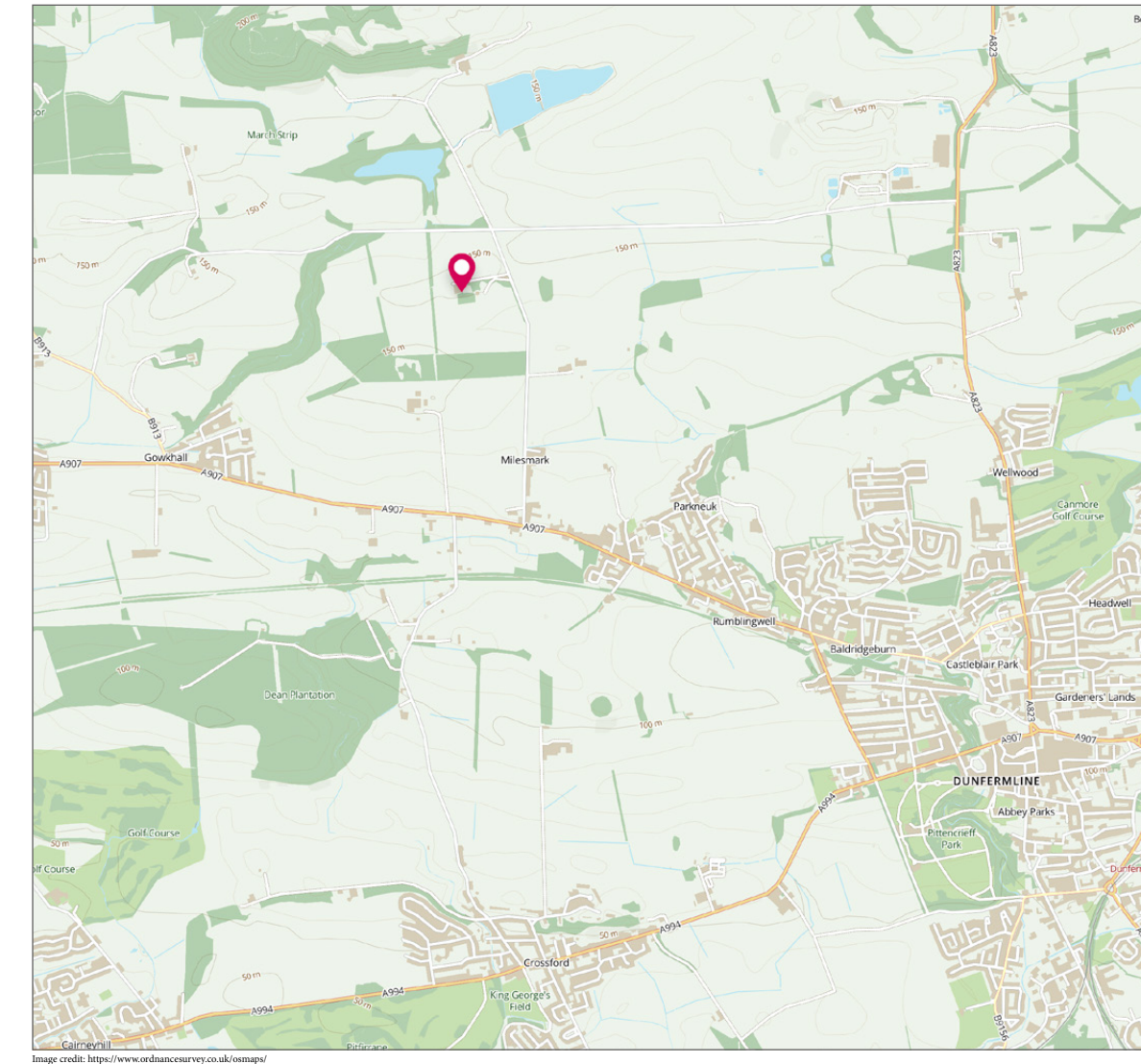


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



Externally, the property can be accessed via the large drive. There are, also, well-maintained private gardens. The rear garden has a lawn area which provides the ideal, safe and secure environment. This property also benefits from double glazing and an oil fired central heating system.

Viewing is highly recommended to appreciate the accommodation on offer.







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