

East Grange Lodge, Blairhall, Fife, KY12 9PY



McCrae & McCrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers

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Unique opportunity to purchase an affordable, attractive equestrian property with a modernised 2 bedroom cottage with planning permission to extend to create a 3 bedroom property
2.5 acres of grassland with equestrian access to thousands of acres of forestry trails

Blairhall 0.5 miles, Culross 2.5 miles, Dunfermline 6 miles, Ferrytoll Park & Ride 12 miles, Stirling 19 miles, Edinburgh 25 miles, Glasgow 34 miles

Enchanting 2 bedroom cottage set within 2.5 acres of land along with a summerhouse in the garden. A modern and airy home with a state of the art wood pellet stove in the living room. Viewing is recommended.

Accommodation:

Entrance door
Vestibule/cloakroom
Lounge
Hallway
Kitchen/dining room
Utility area
2 bedrooms
Bathroom

Garden/land
Summerhouse
Double glazed
Central heating via a wood pellet stove
Solar panels
2 grass paddocks
Many forestry trails nearby for cycling and horse riding



Cottage + 0.5 acres could be sold separately from the 2 acres

Offers over £230,000 as a whole

Cottage + 0.5 acre offers over £210,000, 2 acres offers over £20,000

Home Report value: £240,000 EPC Rating D Council Tax Band B

Accommodation

Entrance door (S)

Storm door, partly glazed

Vestibule/cloakroom (S) 1.8m x 1.3m

Hooks and shelf

Living Room (S+W) 4m x 3.5m

Attractive room with lovely outlook to the fields to the south and south west. Klover wood pellet stove

Hallway 3.6m x 1.1m

Fixed, full height bookcase

Bedroom 1 (E) 3.6m x 3m

Bedroom 2 (W) 2.7m x 2.1m

Dining kitchen (W + N) 3.7m x 2.9m

Wall and floor units, sink unit, electric cooker with double oven and four rings, plumbing for washing machine and dishwasher. Seating area, laminate floor, partly-glazed rear door.

Utility area 2.46m x 1.01m

Utility cupboard, shelves, freezer space, cupola sky light.

Bathroom (N) 2.3m x 1.9m

Modern and airy, partly tiled walls, large bath with plumbed shower over, radiator, WC

Garden

There are 0.5 acres of land with a delightful

summerhouse with its own veranda. There are 8 fruit trees up at the back of the field near the old railway line, 4 apples, 2 plums, and 2 pears planted about 5 years ago. The front garden is fully fenced making it safe for children and animals. There is also a shed and a storage container.

Planning Permission

There is planning permission for a single storey side extension measuring 9.8m x 5.6m to form a 3 bedroom house with new entrance and open plan kitchen, dining and living area. See Fife Council planning ref: 18/02982/FULL

Solar panels

16 solar panels were installed in the field in Nov 2014 which generate an annual income of around £890 under a 20 year payback. This income includes the feed-in tariff as well as the annual savings on the electricity bills. The Klover biomass stove was installed in March 2015 and provides 100% of the house heating and hot water. In the summer surplus solar electricity heats the hot water negating the need to light the stove. The stove is fuelled by wood pellets and has a thermostat. The stove generates £1662 of feed-in tariffs per year until this agreement ends in March 2022.

The fields

The fields extend to about 2 acres and could either be sold with the house or sold off separately.



Lounge



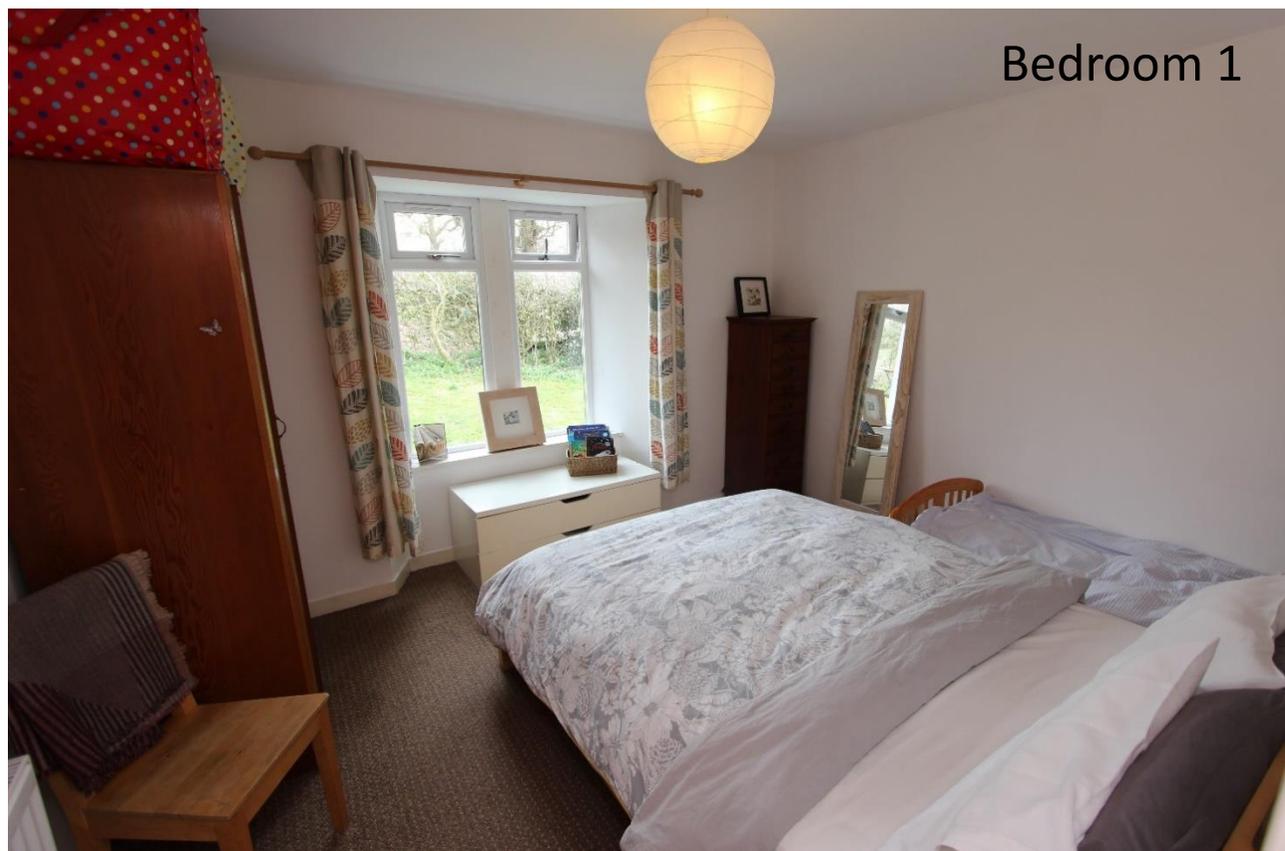
Dining kitchen



Lounge



Dining kitchen



Bedroom 1



Bathroom

The 2 acre field



Summerhouse



Rear of property

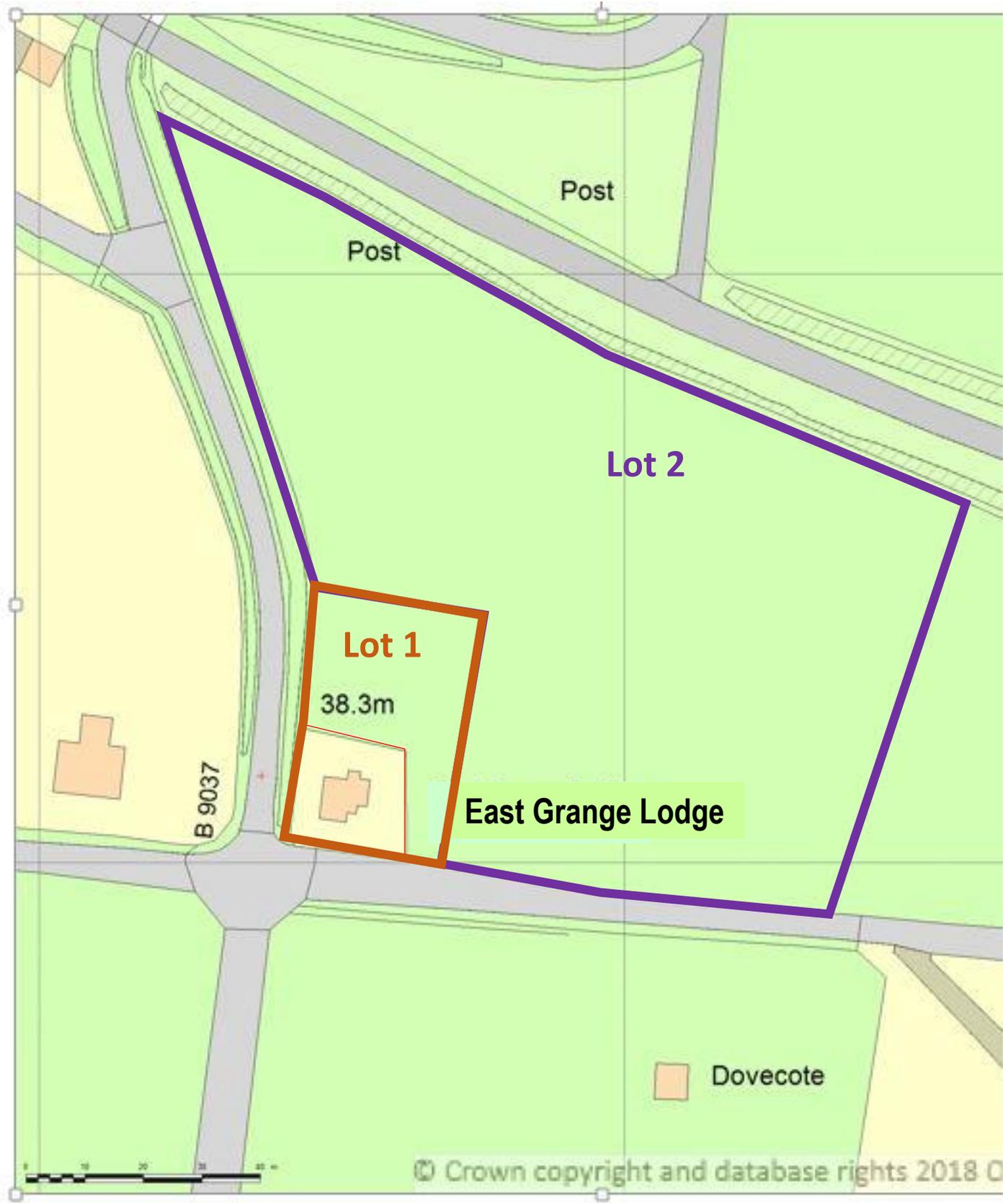


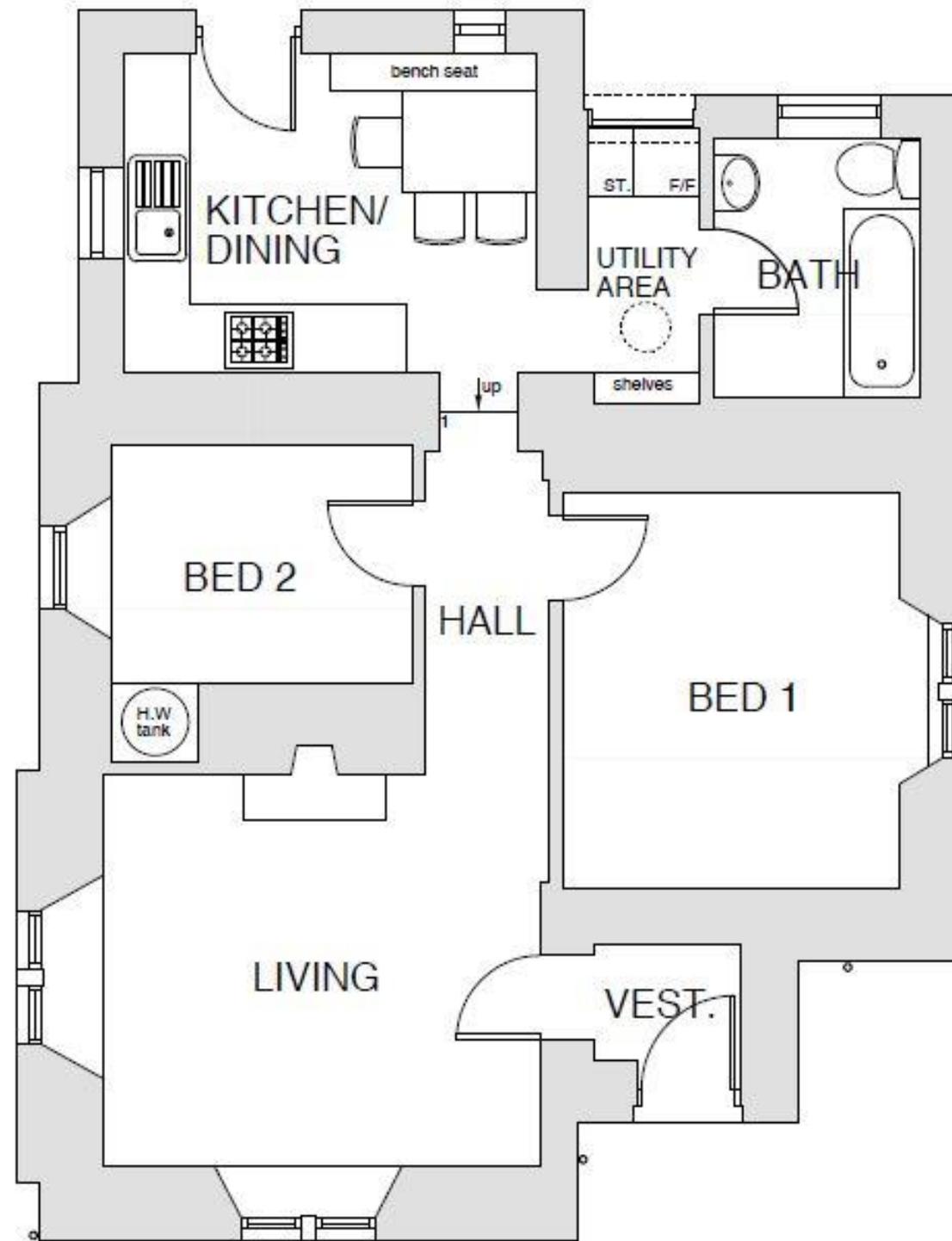
The 2 acre field





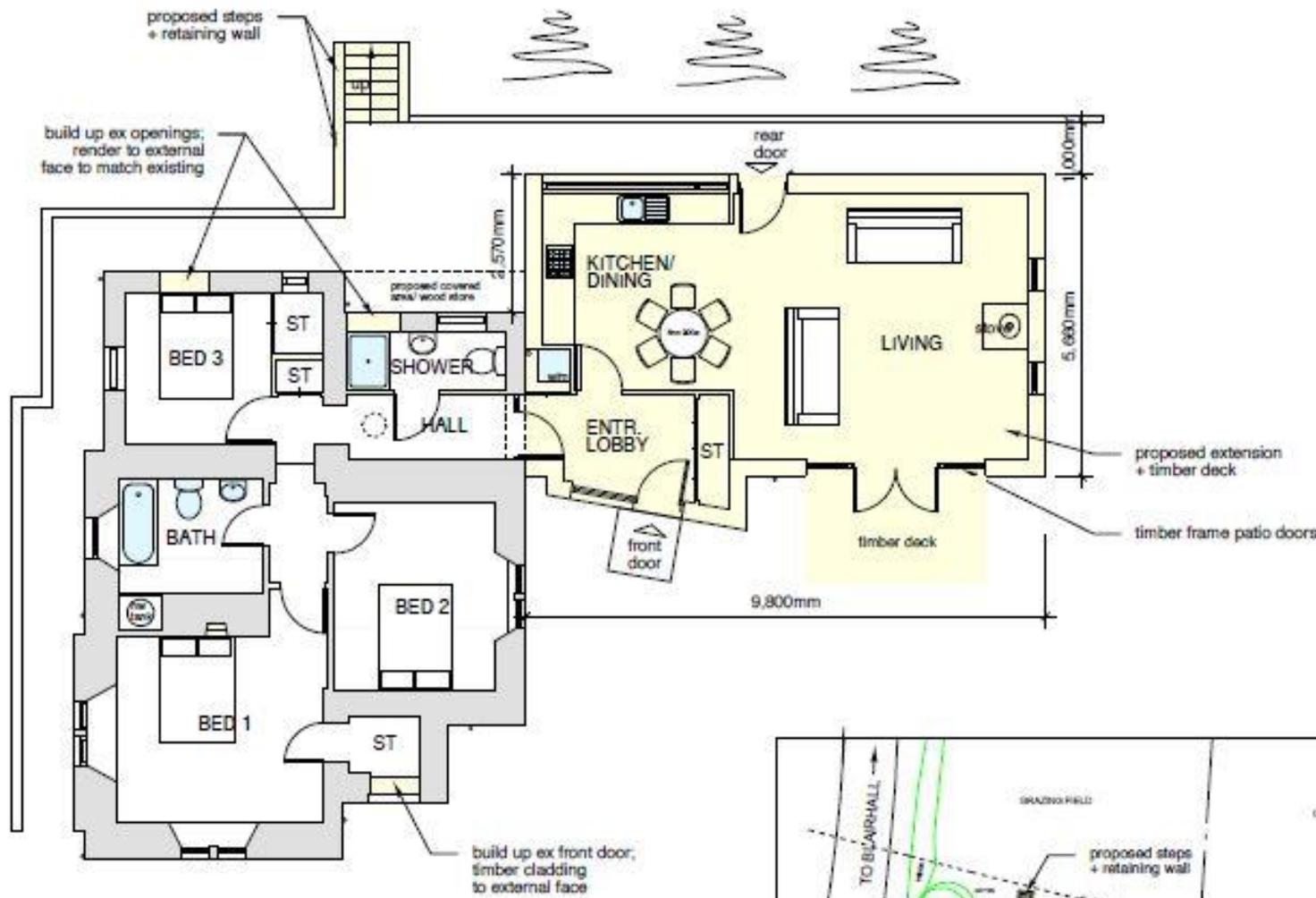
Site plan





Ground Floor Plan

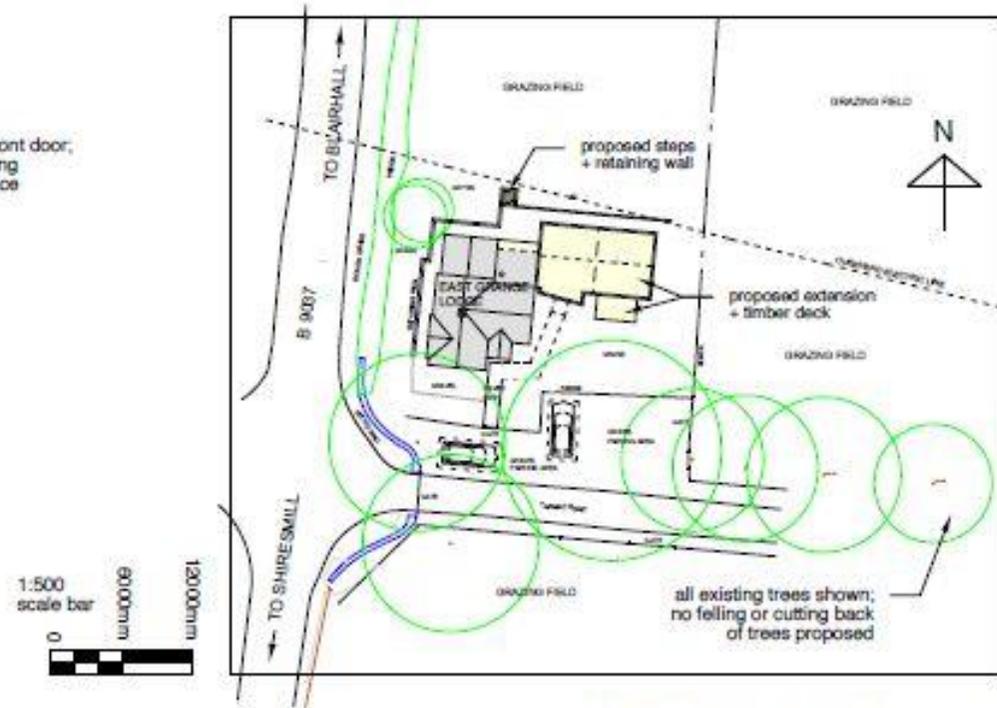
Proposed extension to the side of the property



Floor Areas (F.A)	
Existing F.A	= 55m ²
Proposed F.A of new extension	= 48m ²
TOTAL	= 103m²



Proposed Floor Plan
1:100

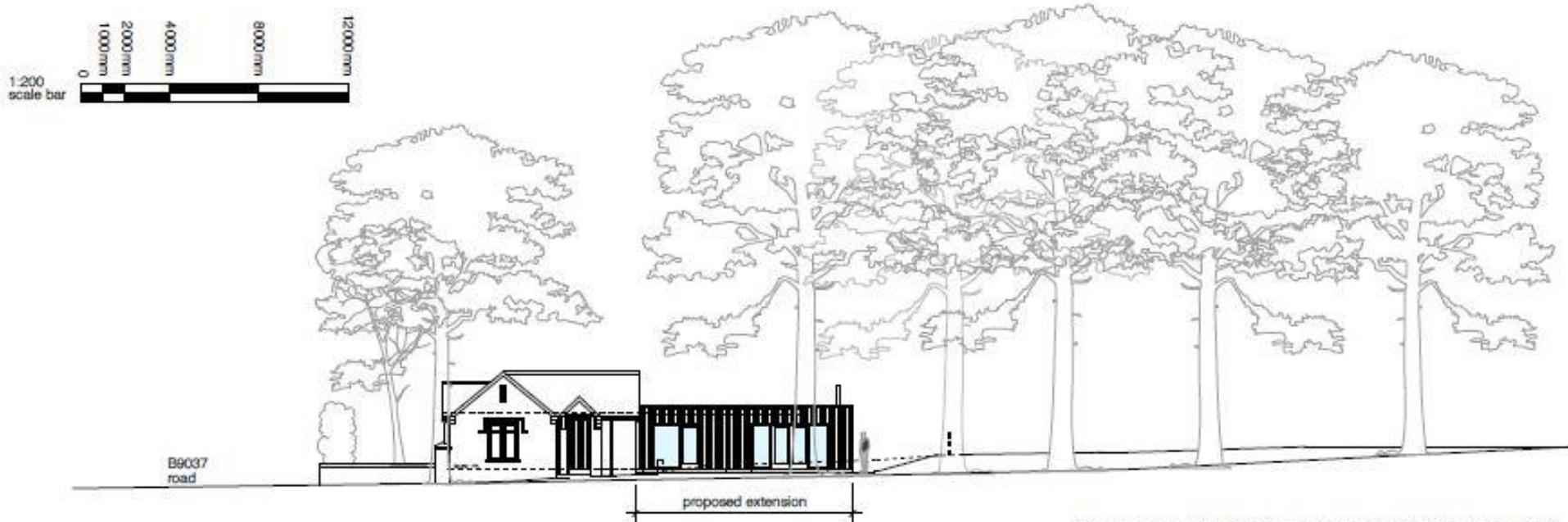


Block Plan as Proposed
1:500

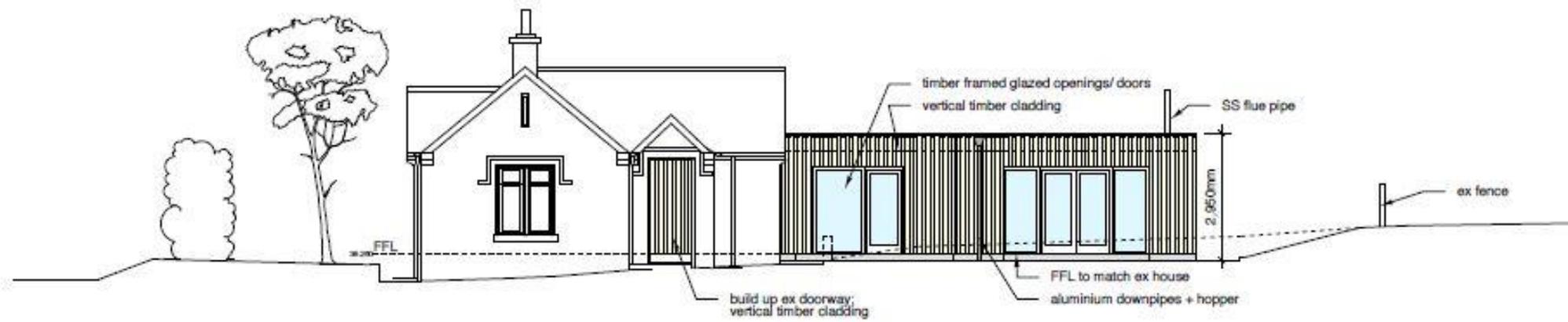
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 E: kmwarchitect@gmail.com

EGLD.220.-
 Proposed Extension in yellow
 East Grange Lodge
 BLAIRHALL

Proposed extension to the side of the property



Proposed South Elevation/ Site Section
1:200



Proposed South Elevation
1:100

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EGLD.221.-
 Proposed Extension
 East Grange Lodge
 BLAIRHALL

View to the south west



Facilities

There are numerous, managed and sign-posted Forest and Land Scotland trails to explore in the West Fife Woodlands. These include adjacent East Grange Farm, Balgownie, Inzievar and Valleyfield Woods. Trails also lead up to the lovely village of Saline.

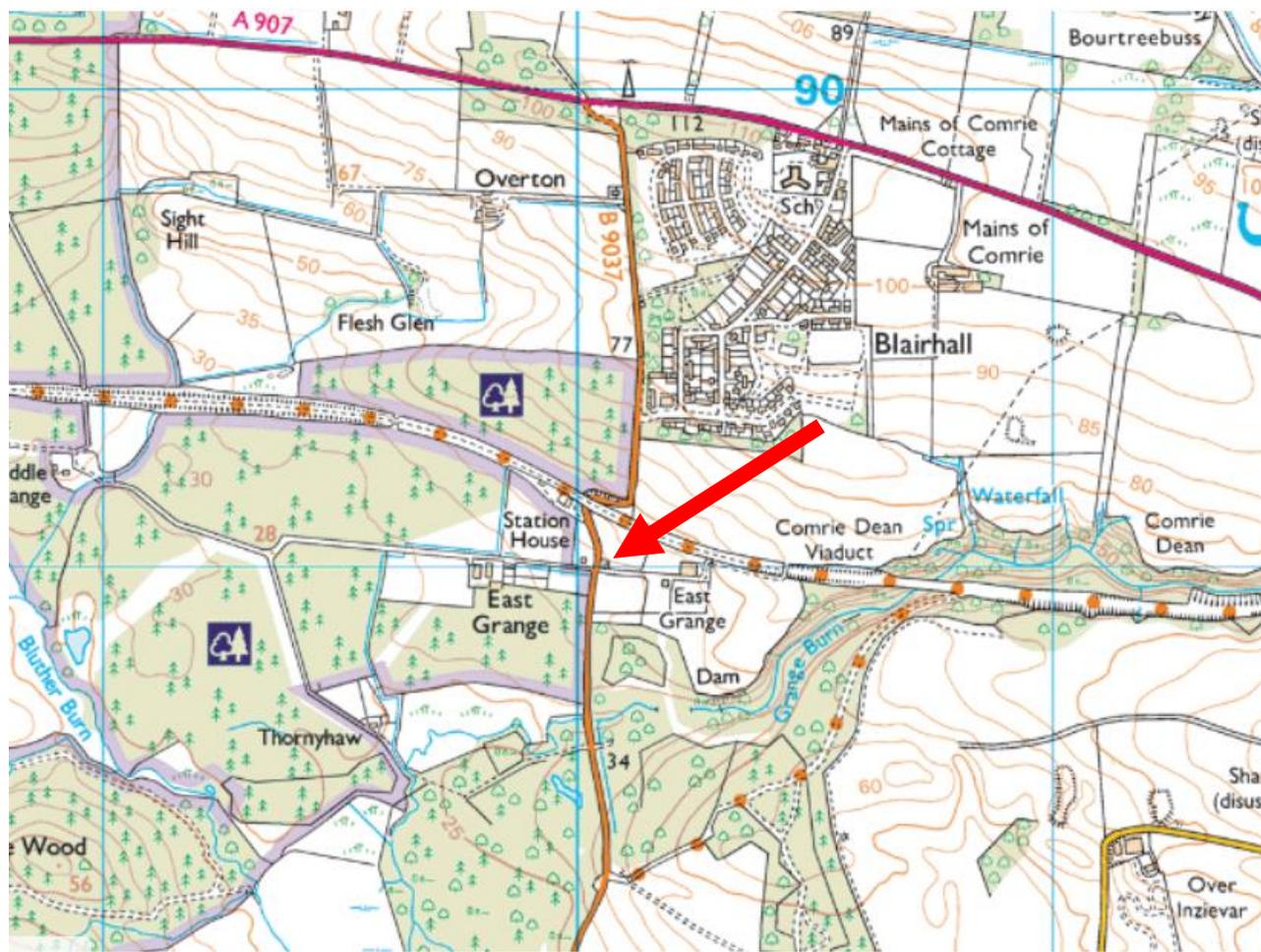
The Royal Burgh of Culross is just 2.5 miles away. This preserved, 16th century town is on the River Forth and has many interesting attractions such as Culross Palace and The Town House, both of which are run by the National

Trust for Scotland. There are quaint cafes, craft shops and traditional inns. 13th century Culross Abbey is located on the hill above the village and offers lovely views across the Forth Valley.

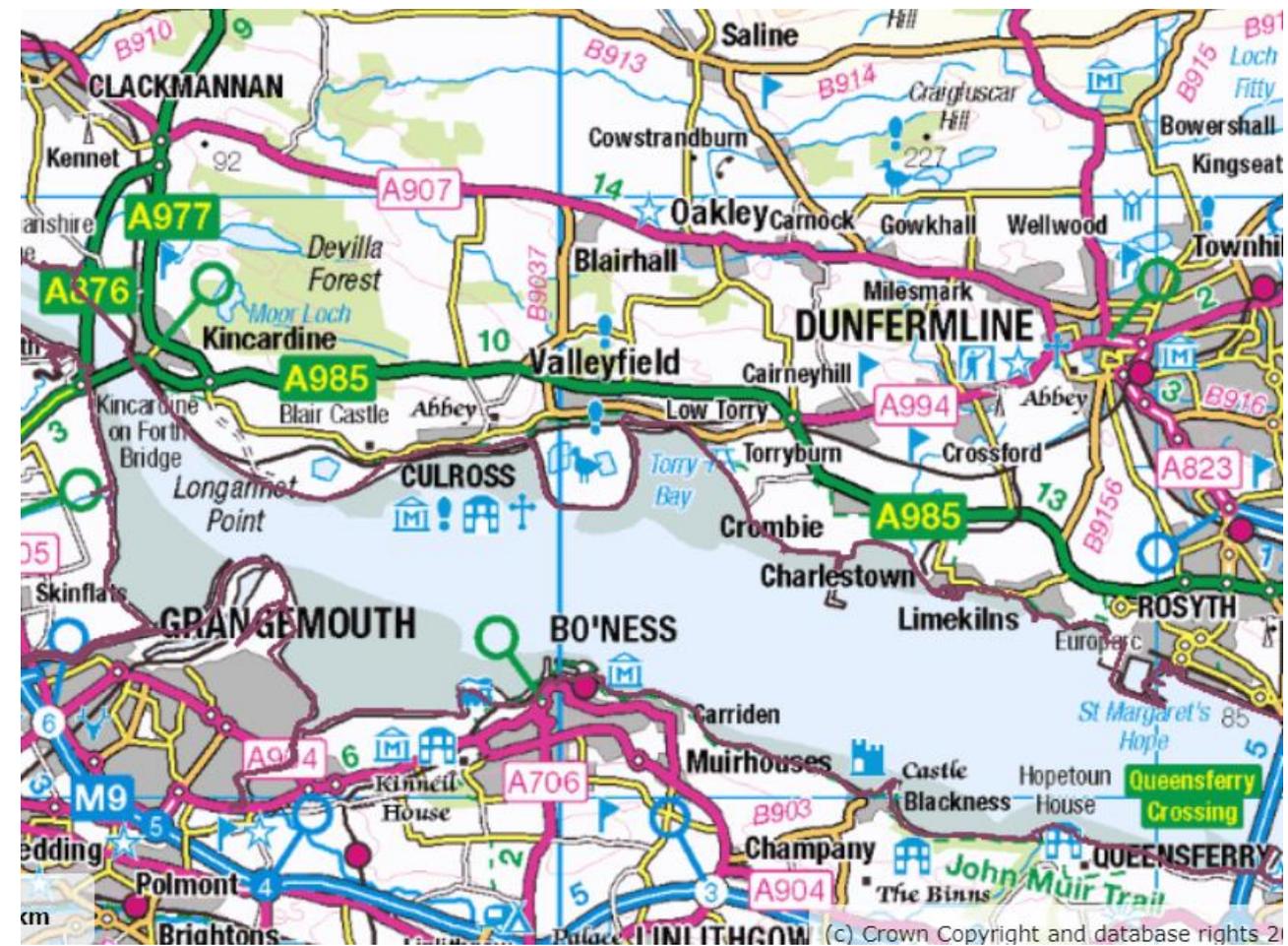
Blairhall is a peaceful village with a primary school and convenience shop. Nearby Oakley has more shops, a primary school and a church and there's also a primary school and church in Carnock. The city of Dunfermline has secondary schools and a full range of shopping, leisure and award-winning cultural attractions.



East Grange Lodge is very close to the West Fife Way (above), a walking, cycling and horse riding trail that follows the route of the old Dunfermline to Alloa railway line. This flat, 12 mile route extends from the western edge of Dunfermline to Clackmannan and offers woodland and countryside views. There are access points all along the way to the West Fife villages such as Blairhall and Carnock. You can divert off onto mountain bike and horse riding trails in Devilla Forest or onto minor roads to join National Route 76 cycle route and the Fife Coastal Path at Valleyfield or Culross.



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Directions

From Dunfermline:

Head west and take the A994 through Crossford and Cairneyhill. At the roundabout west of Cairneyhill take the 1st exit onto the A985. After 3 miles turn right on the B9037. After 1.4 miles you reach a crossroads where you turn right through stone gates. East Grange Lodge is on the left.

From Edinburgh: Head north over the Queensferry Crossing onto the M90 and exit the M90 at junction 1C Rosyth and head west on the A985. Go

through Crombie and at the next roundabout, west of Cairneyhill, take the 2nd exit on the A985 and follow directions as above.

From the West: Cross the Clackmannanshire Bridge and turn left at the roundabout onto the A977. At the next roundabout take the 4th exit on the A907. After 4.5 miles, on the western edge of Blairhall, turn right onto the B9037. Drive for 0.7 miles and after going under the viaduct there's a crossroads. East Grange Lodge is the first house on the left through the stone gates.

Viewing and registering an interest

Viewing strictly by appointment. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

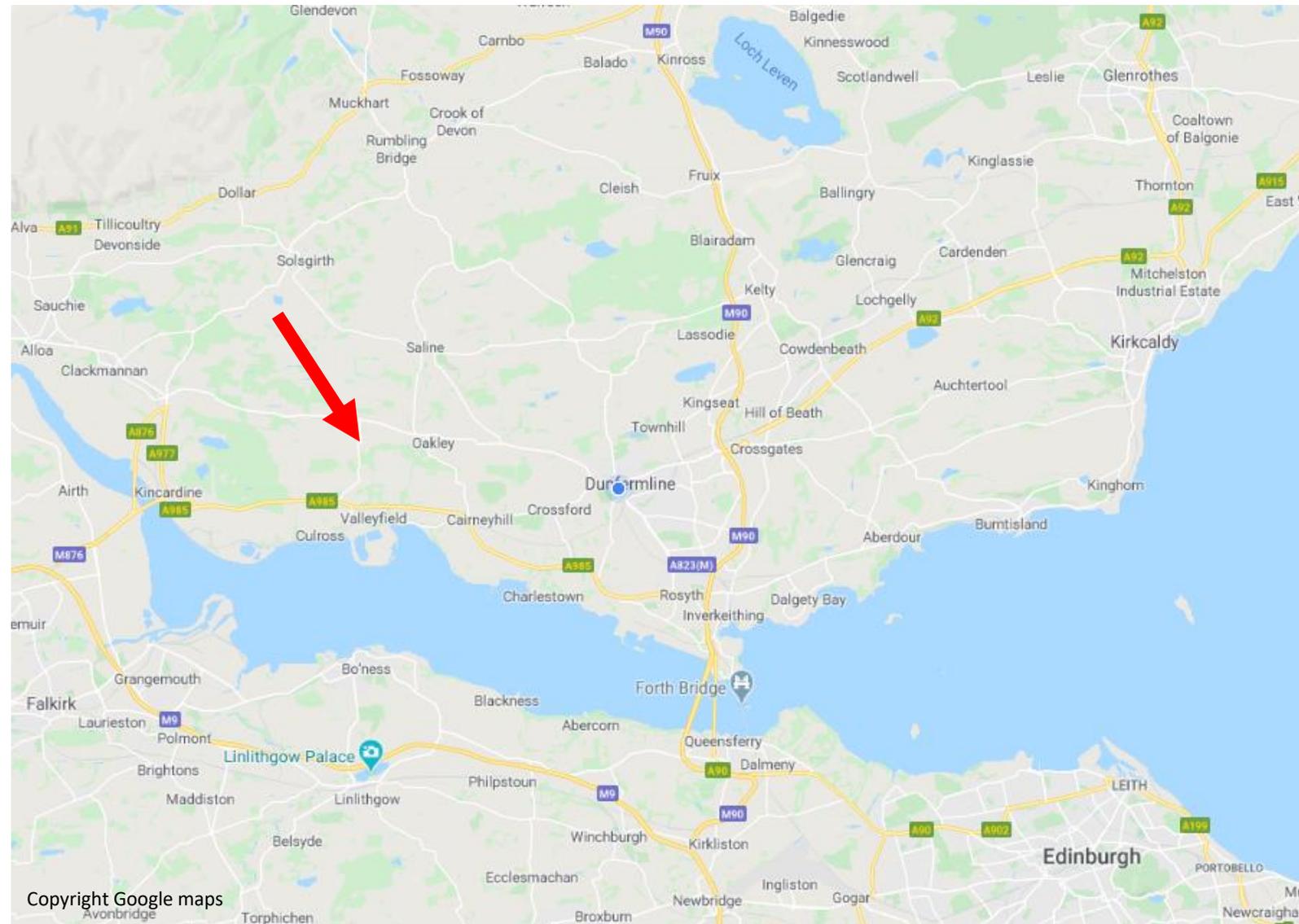
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures 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.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
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