

The Hideaway, Kingseat Road, Dunfermline, KY12 0UB



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Detached villa with 5 en-suite double bedrooms and parking for 5 cars

Queen Margaret rail halt 1 mile, Halbeath Park & Ride 1.2 miles, Dunfermline town centre 2.5 miles, Inverkeithing railway station 5 miles, Edinburgh 18 miles

This spacious, chalet-style detached villa has been previously used as B&B accommodation (when it had eight double bedrooms with en-suites). It offers very flexible space that would suit a family or could be run as a business.

There are five en-suite double bedrooms and modern, open-plan kitchen dining room. The large lounge, with office off, has lovely views south and a bay window facing west over the fields.

This room was previously two separate double bedrooms with two en-suites. The room could easily be divided into two rooms again as plumbing still exists. There is full gas central heating and double glazing.

Please note: the restaurant building has been sold with the intention it will be converted into a house. It's expected that the car park that goes with the restaurant will be landscaped for gardens and that the current access will be retained for the existing house.



The view west over the fields

Offers over £250,000

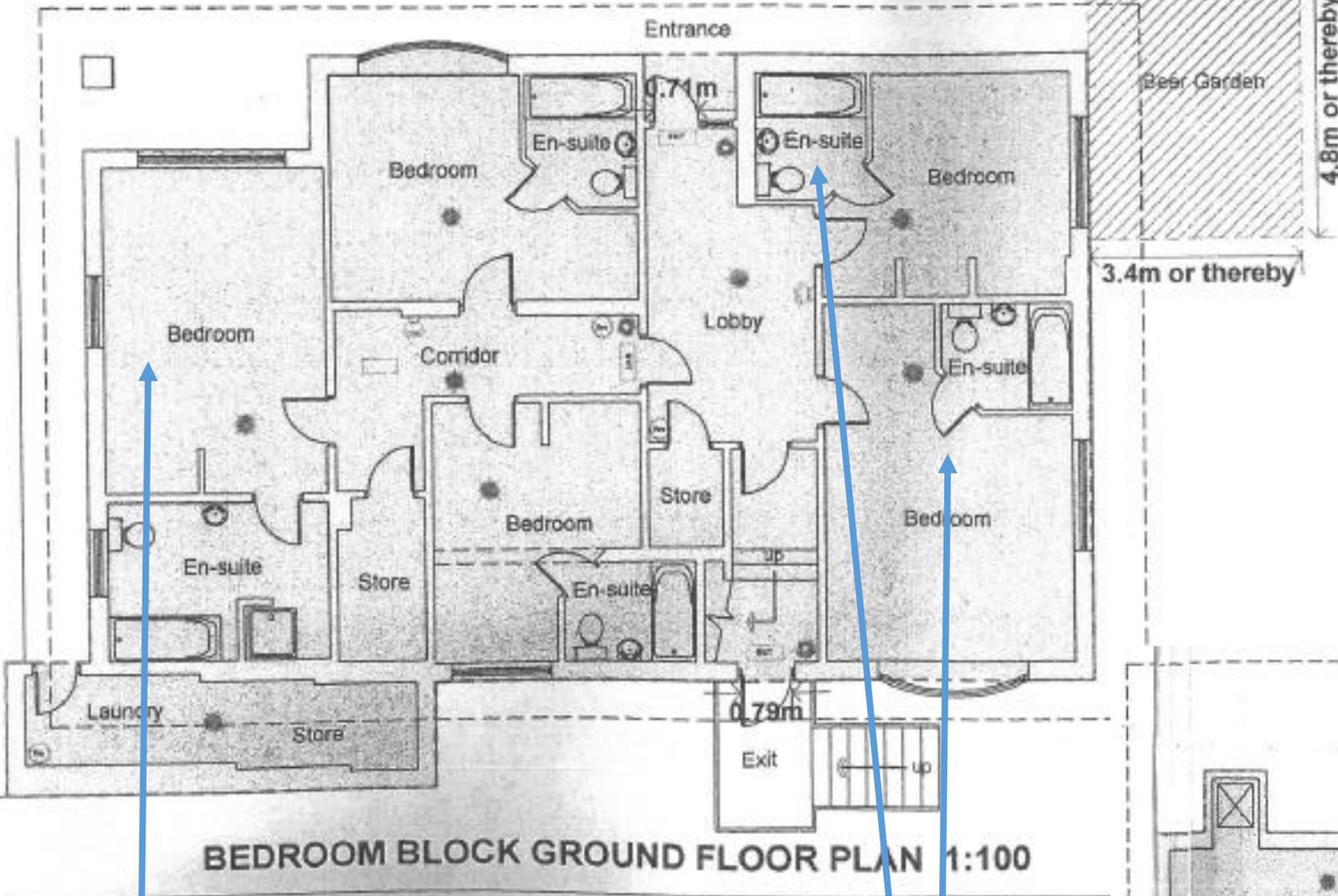
Home Report value: £285,000

Council Tax Band E



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

The original floorplan for the house

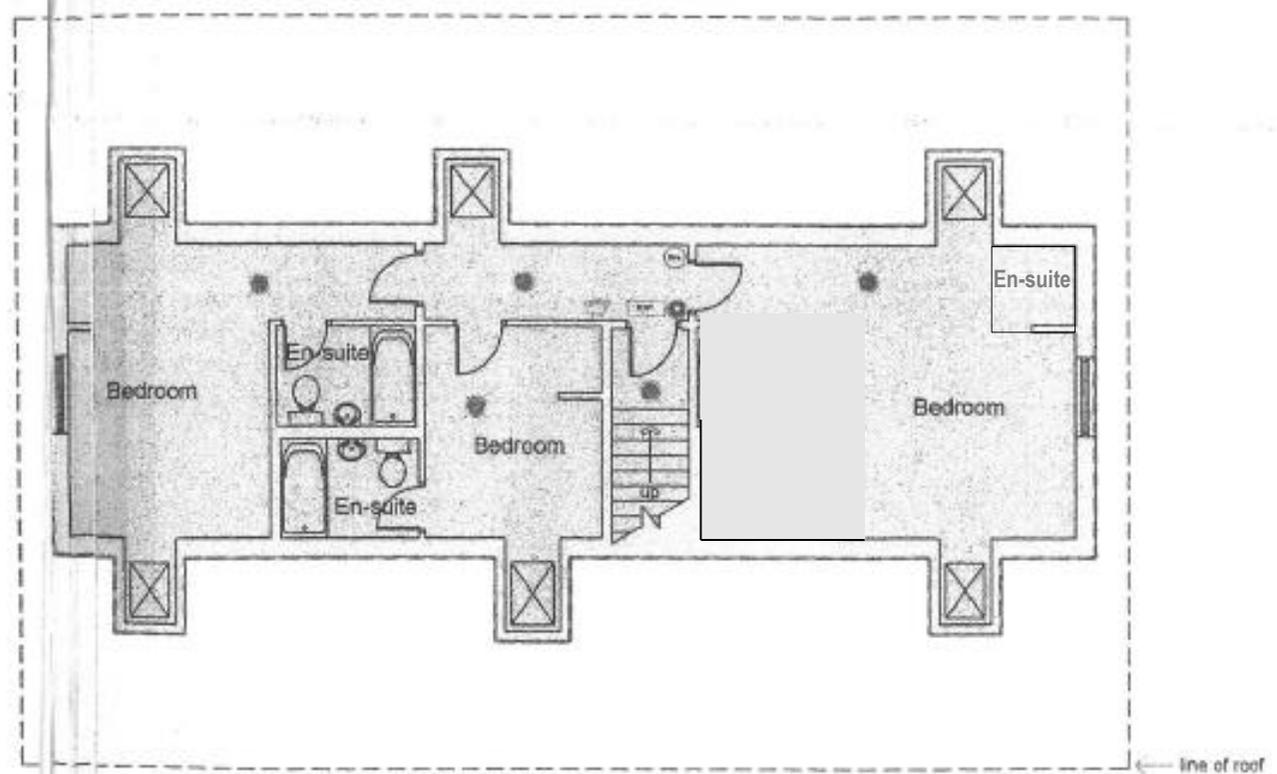


BEDROOM BLOCK GROUND FLOOR PLAN 1:100

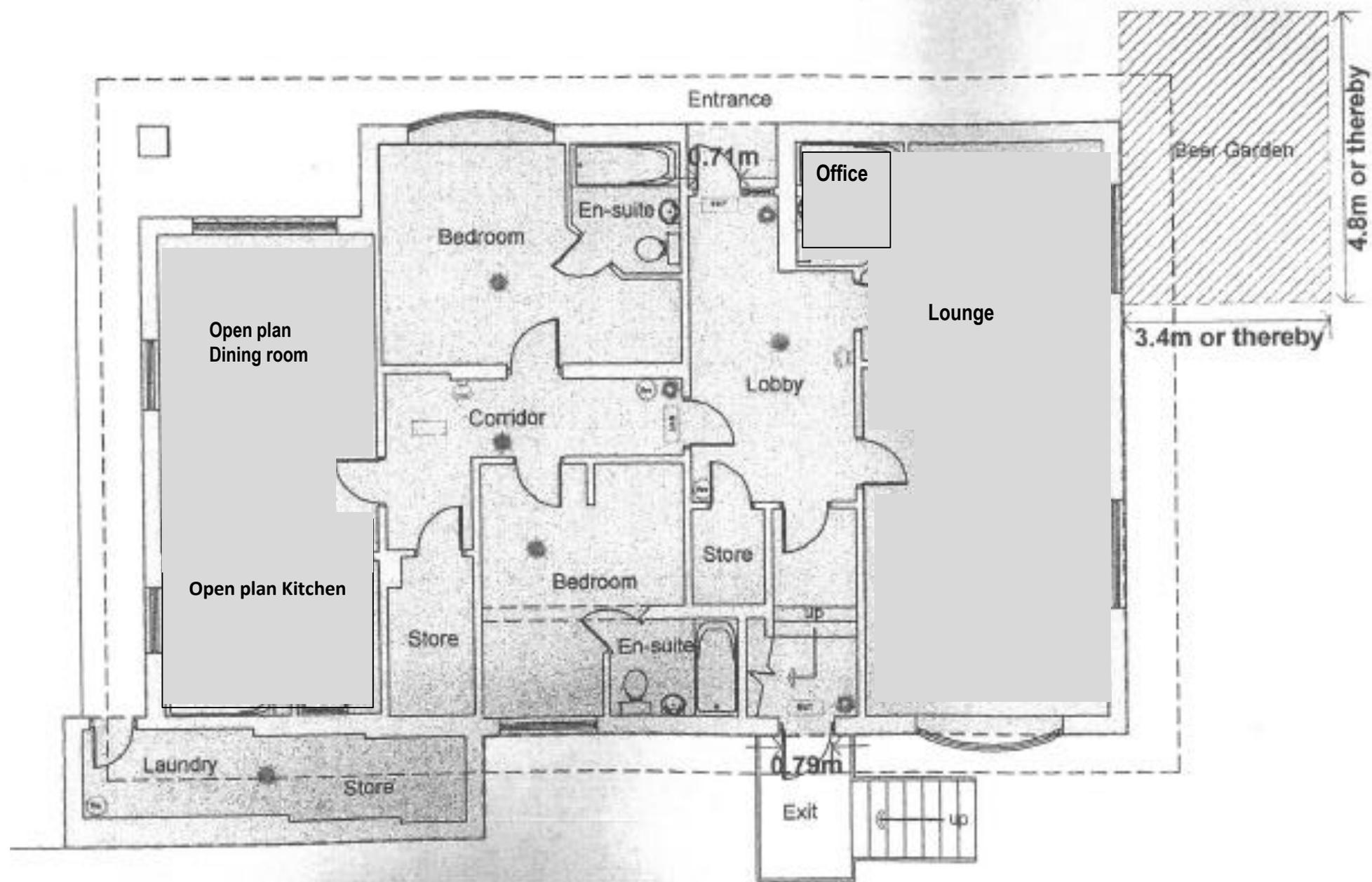
Originally an en-suite double bedroom, this is now the open plan kitchen and dining room with the kitchen where the en-suite was located

Originally 2 en-suite double bedrooms, this is now the lounge with the eastern most en-suite now an office

The house could continue to be used as a five bedroom (all with en-suites) house or could be converted back to be eight double bedrooms with en-suites (see above). Ideal for Air B&B.



BEDROOM BLOCK FIRST FLOOR PLAN 1:100



BEDROOM BLOCK GROUND FLOOR PLAN 1:100

House floorplan as it stands now

Accommodation

Ground Floor

Front eastern door to hall which extends through the house to a rear door

Hall 5.09 x 2.7m + 3.8 x 1.3m + 1.6 x 1.4m

Alarm control box, carpeted throughout

Lounge (S & W) 9.4 x 3.8m

Bay window west and two windows south

Office 1.7 x 1.7m

Access from lounge and no windows

Double bedroom (Brora) (E) 3.6 x 5m (including en-suite)

Bay window, trouser press, clothes hanging space

En-suite 2.1 x 1.8m

White WC, basin, bath with shower over, heated towel rail

Double bedroom (Tummel) (W) 6 x 3.3m (including en-suite)

Radiator, trouser press, clothes hanging space

En-suite 2.1 x 1.57m

White WC, basin, bath with shower over, heated towel rail

Laundry room 2.57 x 1.4m

Hot water boiler, plumbing for washing machines and tumble drier

Open plan kitchen/dining room (N & E) 7.8 x 3.6m

Fully fitted kitchen (2.8 x 3.6m) with white floor and wall units,

built-in fridge, 4 ring Samsung gas hob, Samsung electric oven, cooker hood.

Dining area (5 x 3.6m) big window facing east and north

First Floor

Fire door to stairs leading to first floor

Landing (E) 4 x 1.2m

Master double bedroom (S, E & W) 5.3 x 4.5m + 2.4 x 0.7m (including en-suite)

Window facing south and Velux windows facing east and west, clothes hanging space

En-suite 2 x 1.65m

WC, basin and large new walk-in shower, heated towel rail

Double bedroom (W) 3.1 x 2.8m

Velux window facing west

En-suite 2.1 x 1.6m

WC, basin, bath with shower over, heated towel rail

Double bedroom (N, E & W) 5.8 x 4.5m (including en-suite)

Window facing north and Velux windows facing east and west, radiator, trouser press

En-suite 2.1 x 1.4m

White WC, basin, bath with shower over, heated towel rail

Garden

The garden extends to the south and is approximately 17x16m. There are 5 marked car parking bays.







Lounge



Lounge

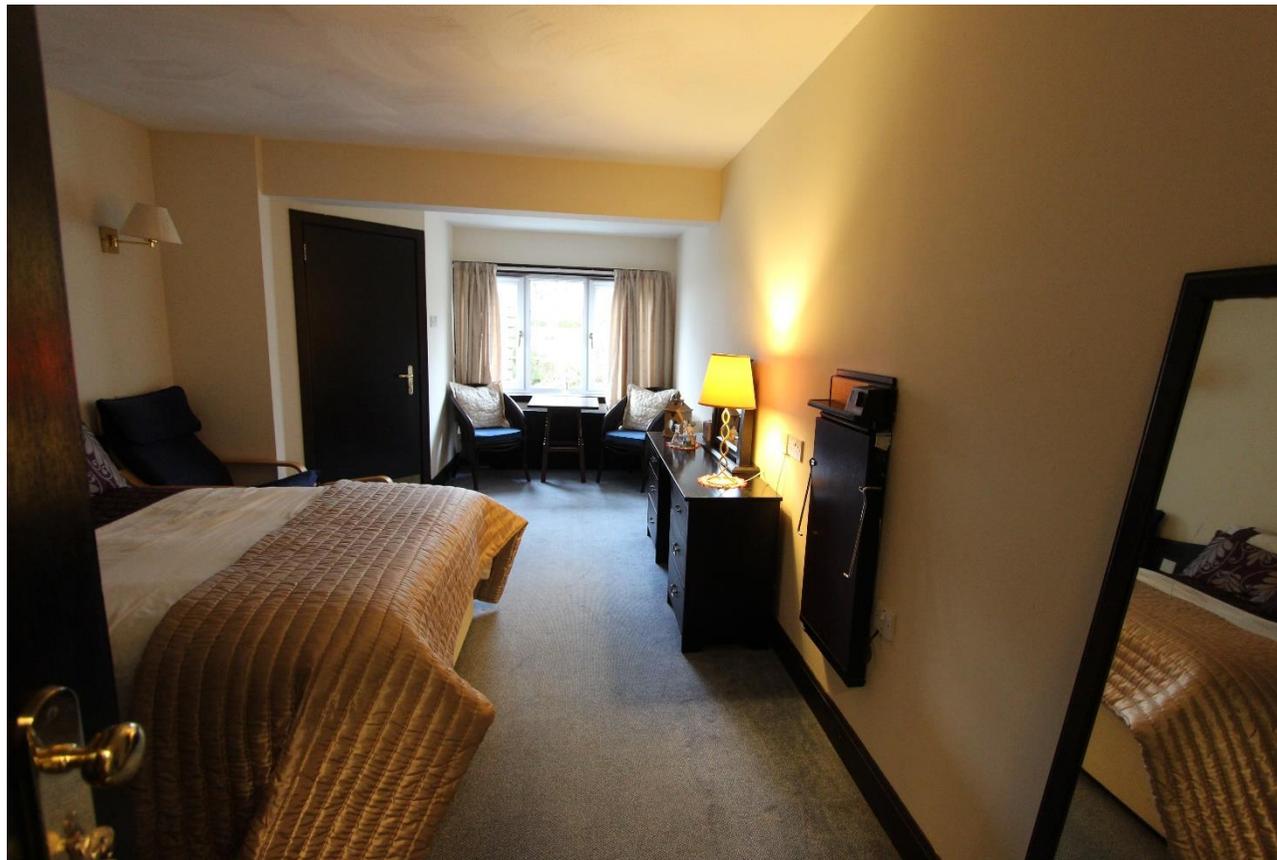


Lounge



Lounge

The Tummel en-suite double room



The Dornoch master en-suite double room



The Dornoch en-suite

The Brora en-suite double room



The Brora en-suite



View to dining room from kitchen



The Rannoch en-suite double room





Proposed housing development

Planning consent has been secured for two semi-detached houses on the site of the existing house. See Fife Council planning ref: 19/01865/PPP

Please note that the restaurant building has been sold with the intention it will be converted into a house. It's expected that the car park that goes with the restaurant will be landscaped and that the current access will be retained for the existing house.

Local development plan

FIFEPlan (the adopted local development plan) shows land to the west of

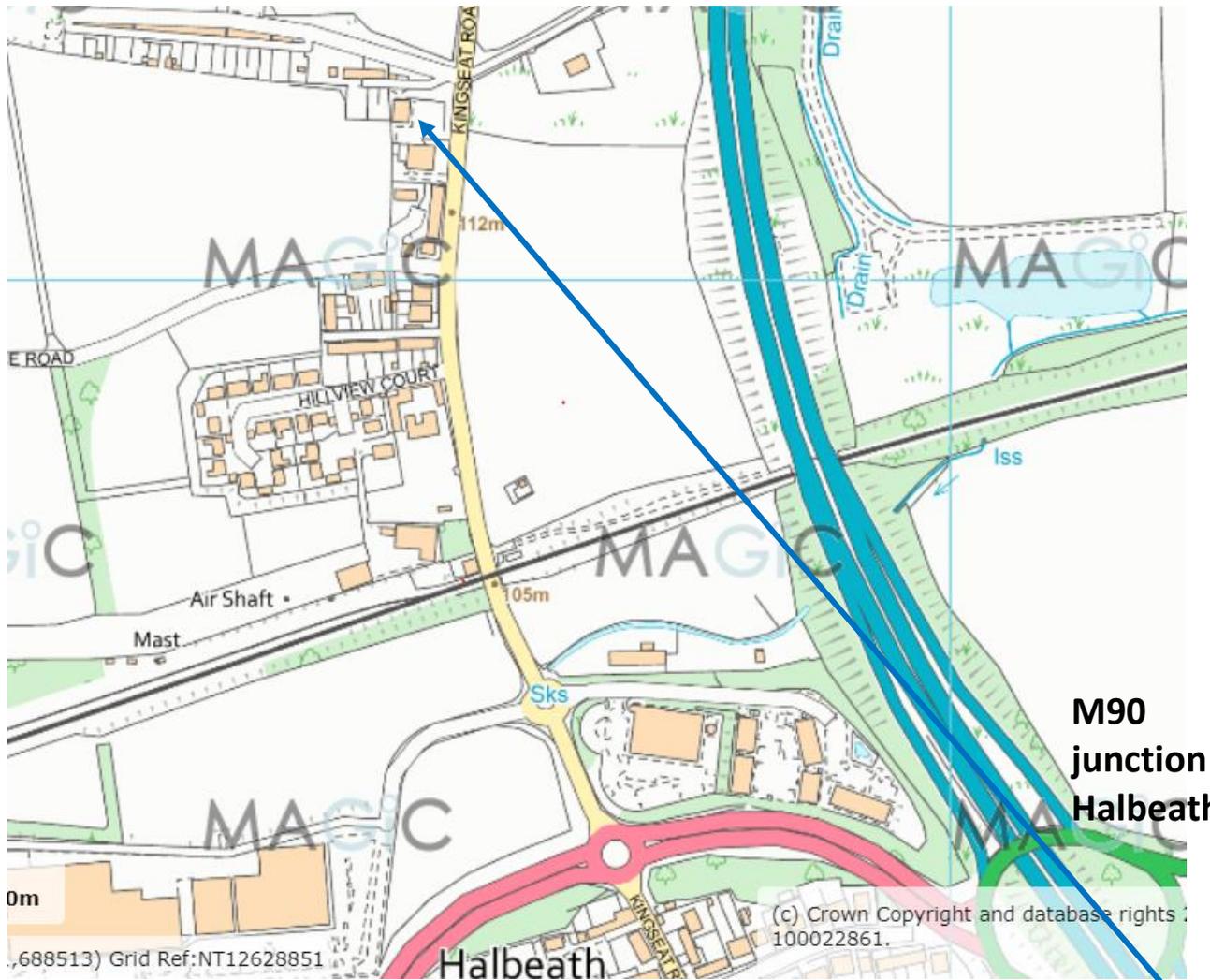
The Hideaway zoned for housing (see plans above). For information visit www.fife.gov.uk and search FIFEPlan. It is understood that land to the west of the Hideaway is to be Parkland.

Coal mining risk assessment

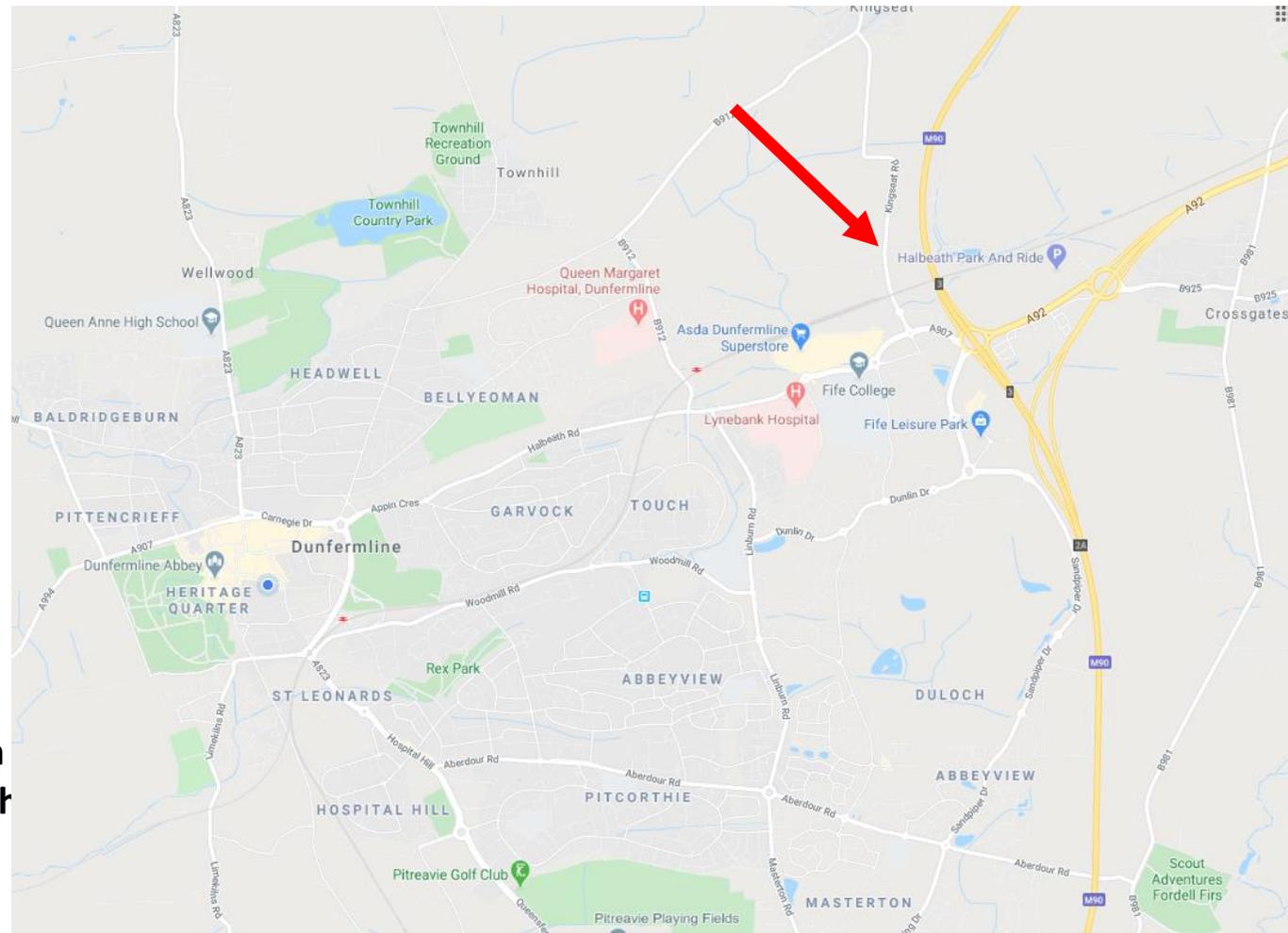
FWS Consultants, East Kilbride, have prepared a mining report.

Services

Mains water sewage and electricity are located on site.



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The Hideaway

Directions

From Edinburgh and the north take the M90 and exit at junction 3 (Halbeath). Take the A907 towards Dunfermline and at the first roundabout turn right onto Kingseat Road. Go straight ahead at the roundabout and across the level crossing and The Hideaway is 0.2 miles up the road on the left hand side.

From Dunfermline town centre head east along the A907 (Halbeath Road) for 2 miles until you reach the roundabout at Asda. Go straight through this roundabout and the next one (at the Harvester Inn) and then at the next roundabout take the first exit onto Kingseat Road and follow directions as above.

Viewing and registering an interest

Viewers is 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.

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