

# The Hideaway Lodge, Kingseat Road, Dunfermline, KY12 0UB





# The Hideaway Lodge, Kingseat Road, Dunfermline, KY12 0UB

Detached villa with 5 en-suite double bedrooms, a large lounge, kitchen, office and ample parking

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

There are five en-suite double bedrooms and a modern, open-plan kitchen dining room and a large lounge, with office off. This room 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.

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 is full gas central heating and double glazing.

**Please note: The Hideaway restaurant building is 'under offer' with the intention that it will be converted into a dwellinghouse. 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 lodge house and the 'to be converted' house.**



The view west and south west over the fields

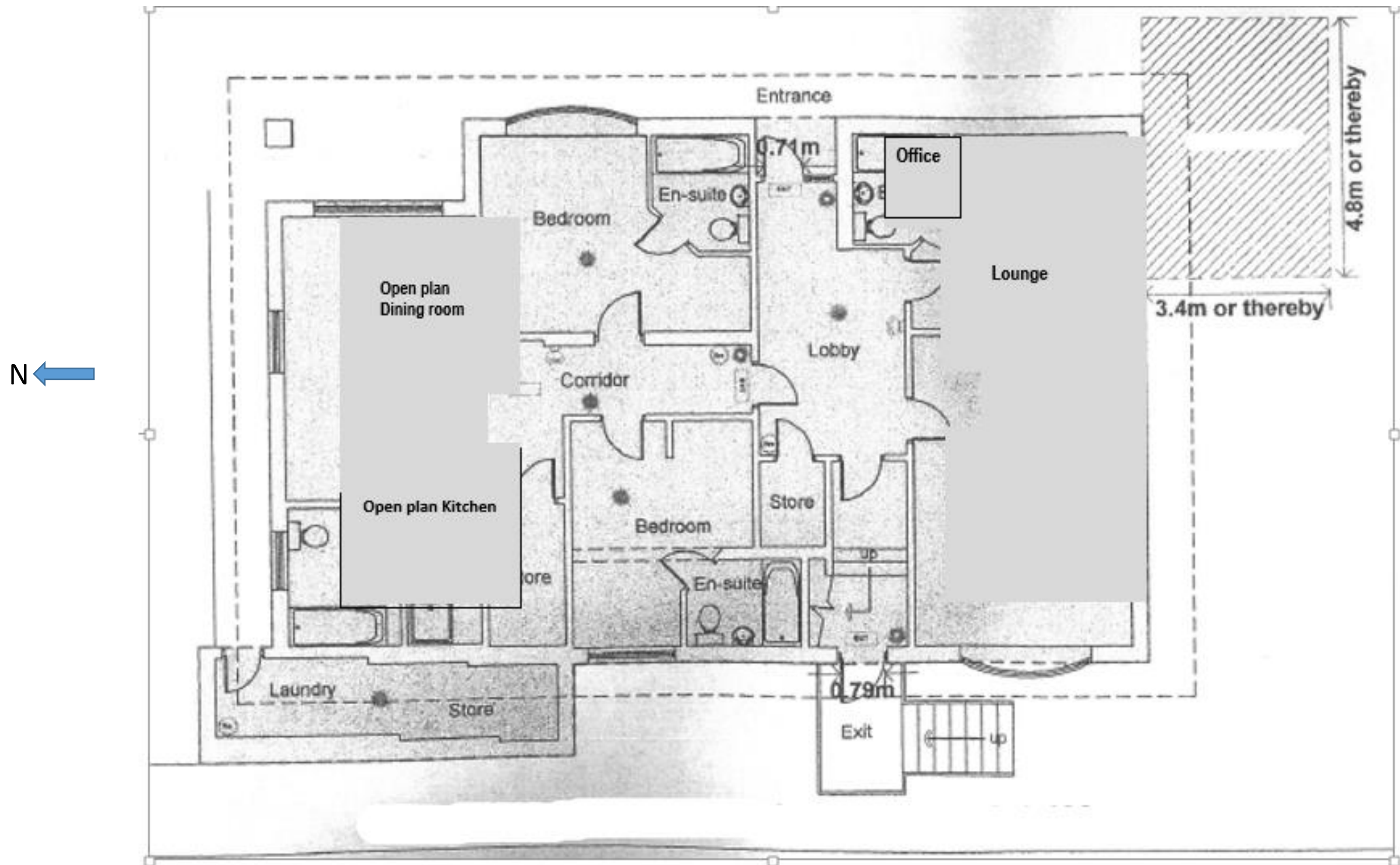
Offers over £250,000

Home Report value: £285,000

Council Tax Band E

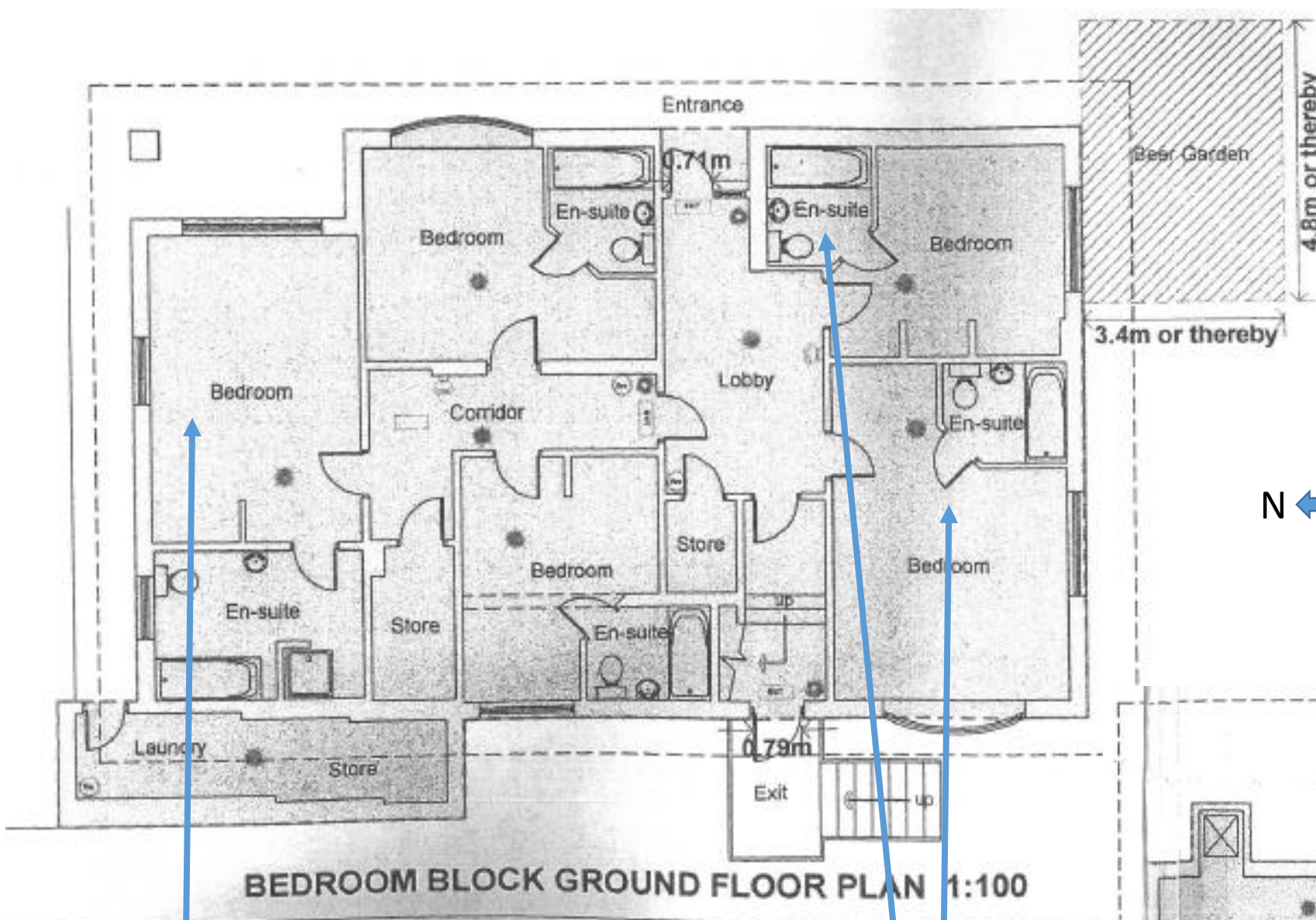


McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD  
Telephone: 01383 722454 Email: [info@mccraemccrae.co.uk](mailto:info@mccraemccrae.co.uk)



**Lodge ground floor floorplan as it stands now**





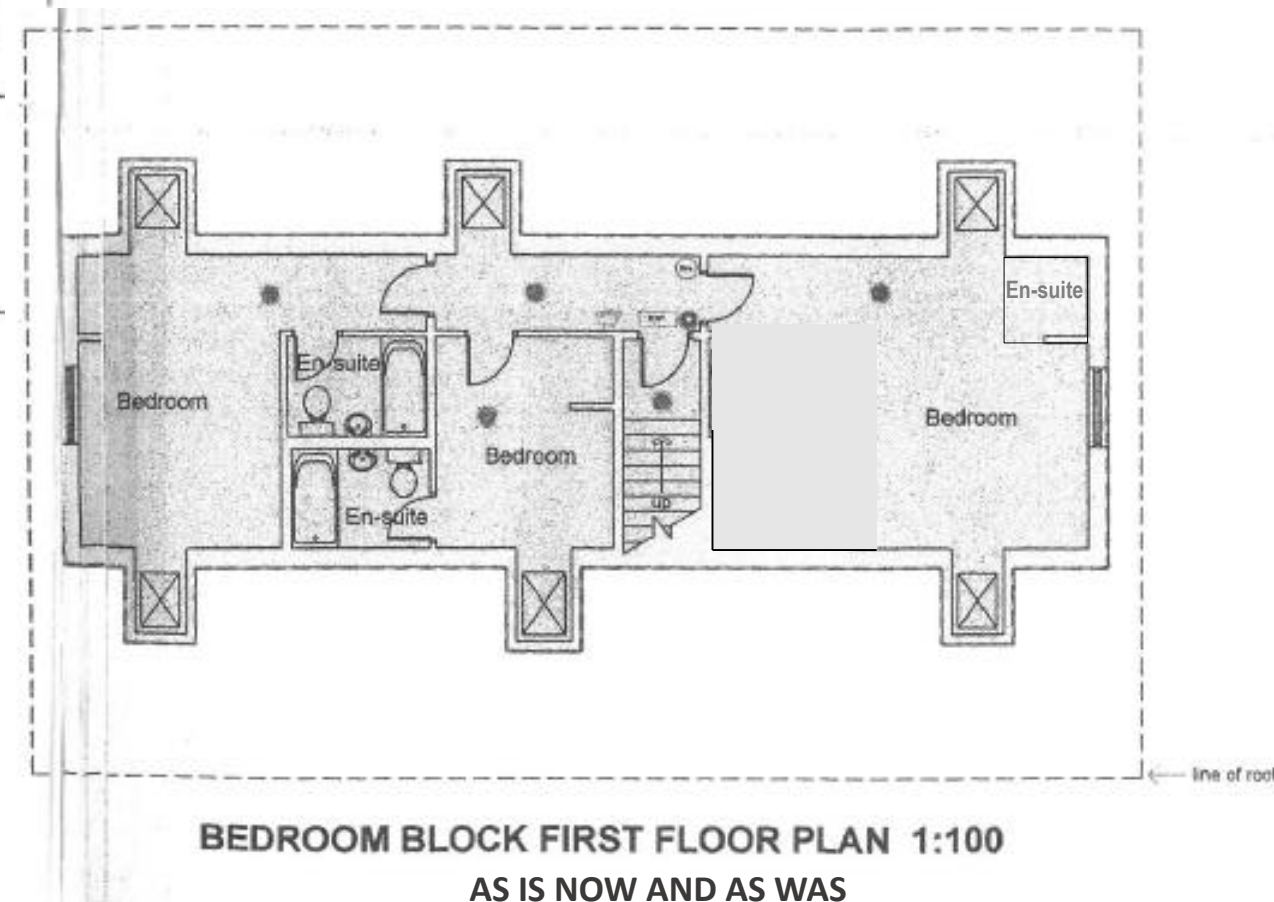
## The original floorplan for the Lodge

- Services: mains water, mains electric and private gas tank
- Wayleave for a water pipe supply along the north of the Hideaway lands (north of the present car park) for the mains water supply to the Lodge.

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.



**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 at its longest but tapers. There is ample car parking there plus a small strip of garden to the kerb to the east, up the west and a shrubbed area to a retaining wall to the north.



The east elevation



The south and east elevation



The east and south elevations. The tarmac area will be turned into garden land for the house (former restaurant) with a 1 metre high wall or fence running up the kerb to the east of the lodge







Views to the south west





Lounge



Lounge



Lounge

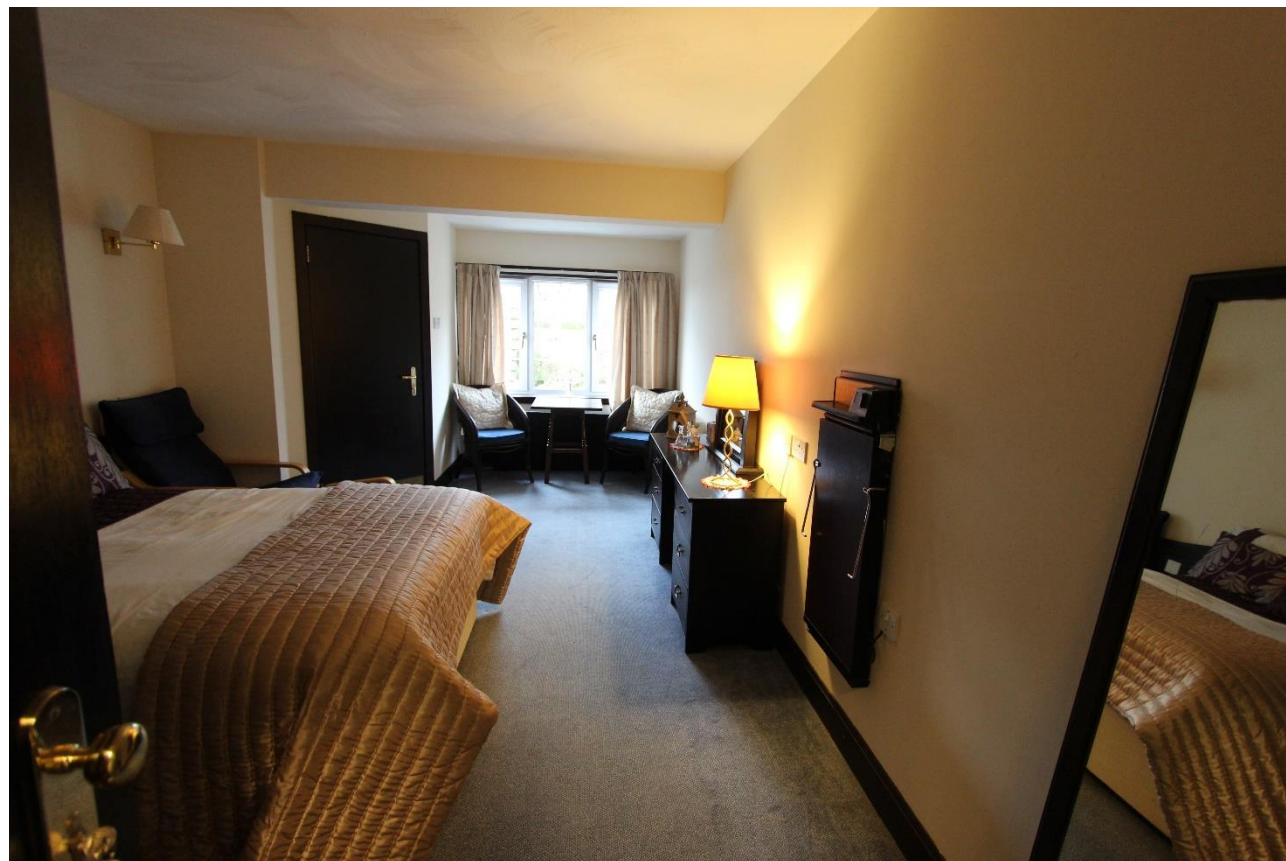


Lounge





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**







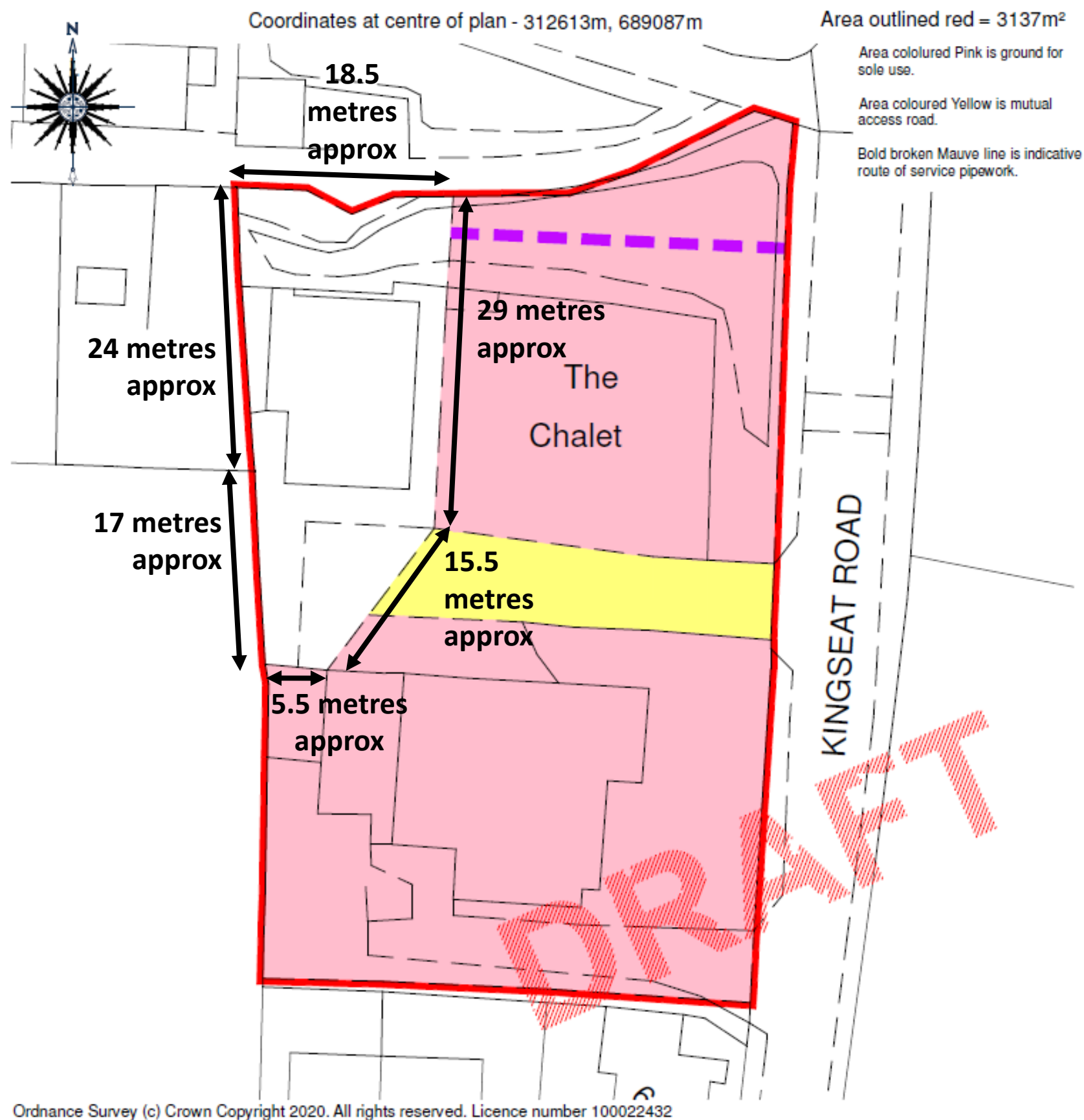
**The Rannoch en-suite double room**





The Hideaway Lodge (white section in plan on right) sits in a plot of approximately 590 square metres and the house dimensions are approximately 242 square metres.

The yellow strip shows the shared access road.







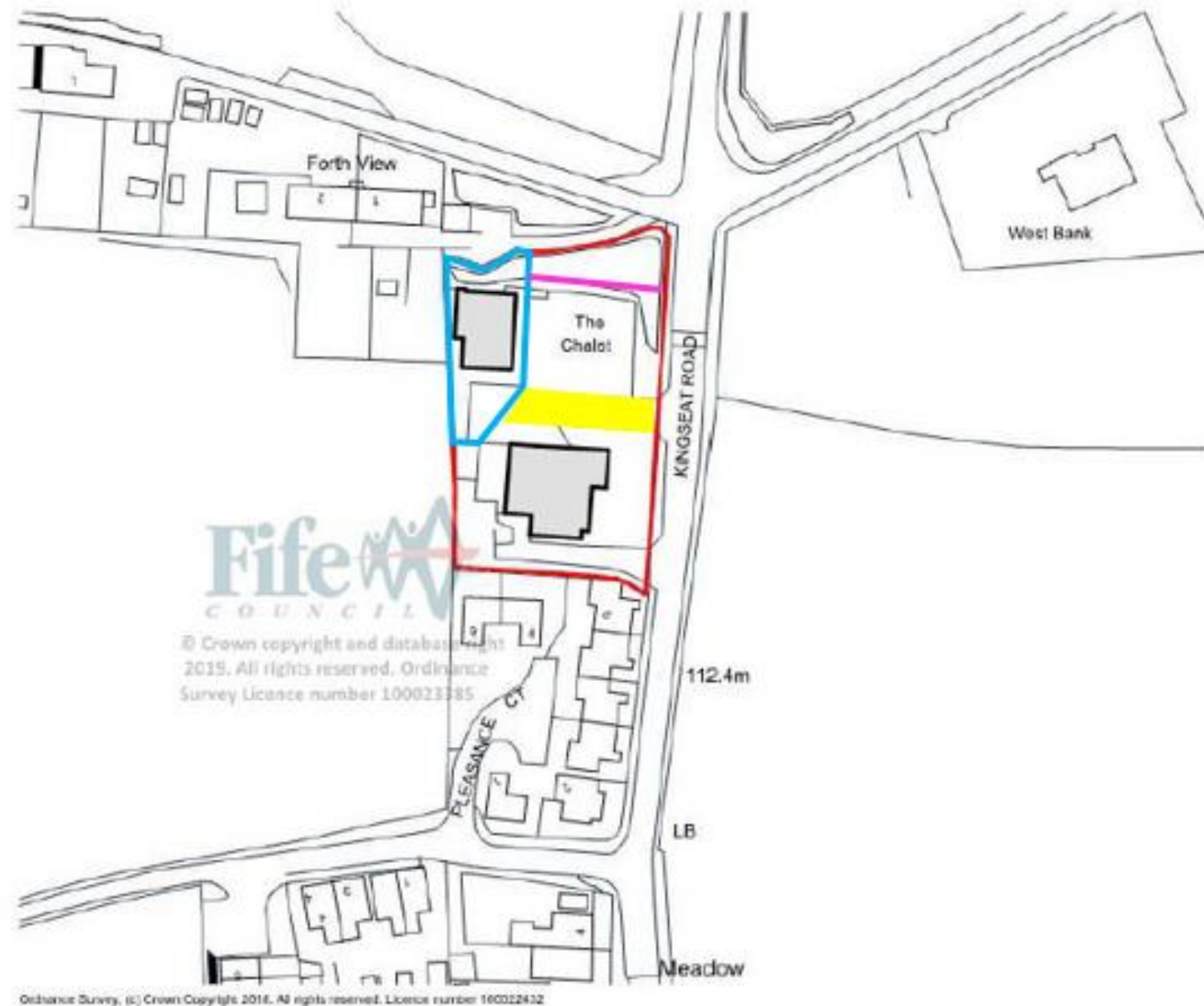
## Location Plan Key

**Red:** The property that was the Hideaway Restaurant and will be converted to one private house

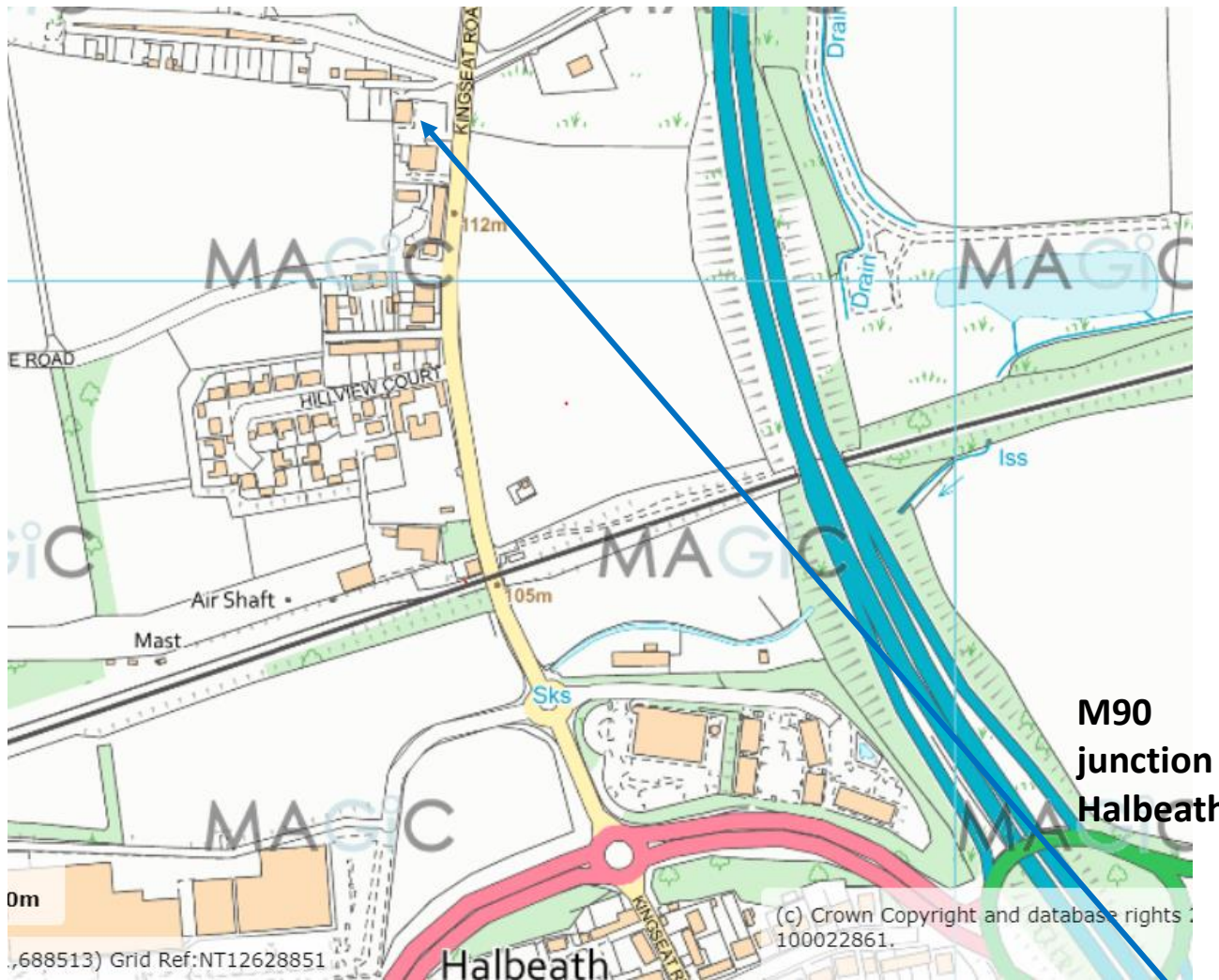
**Blue:** the Hideaway Lodge house and grounds for sale

**Yellow:** the shared access road (owned by the restaurant)

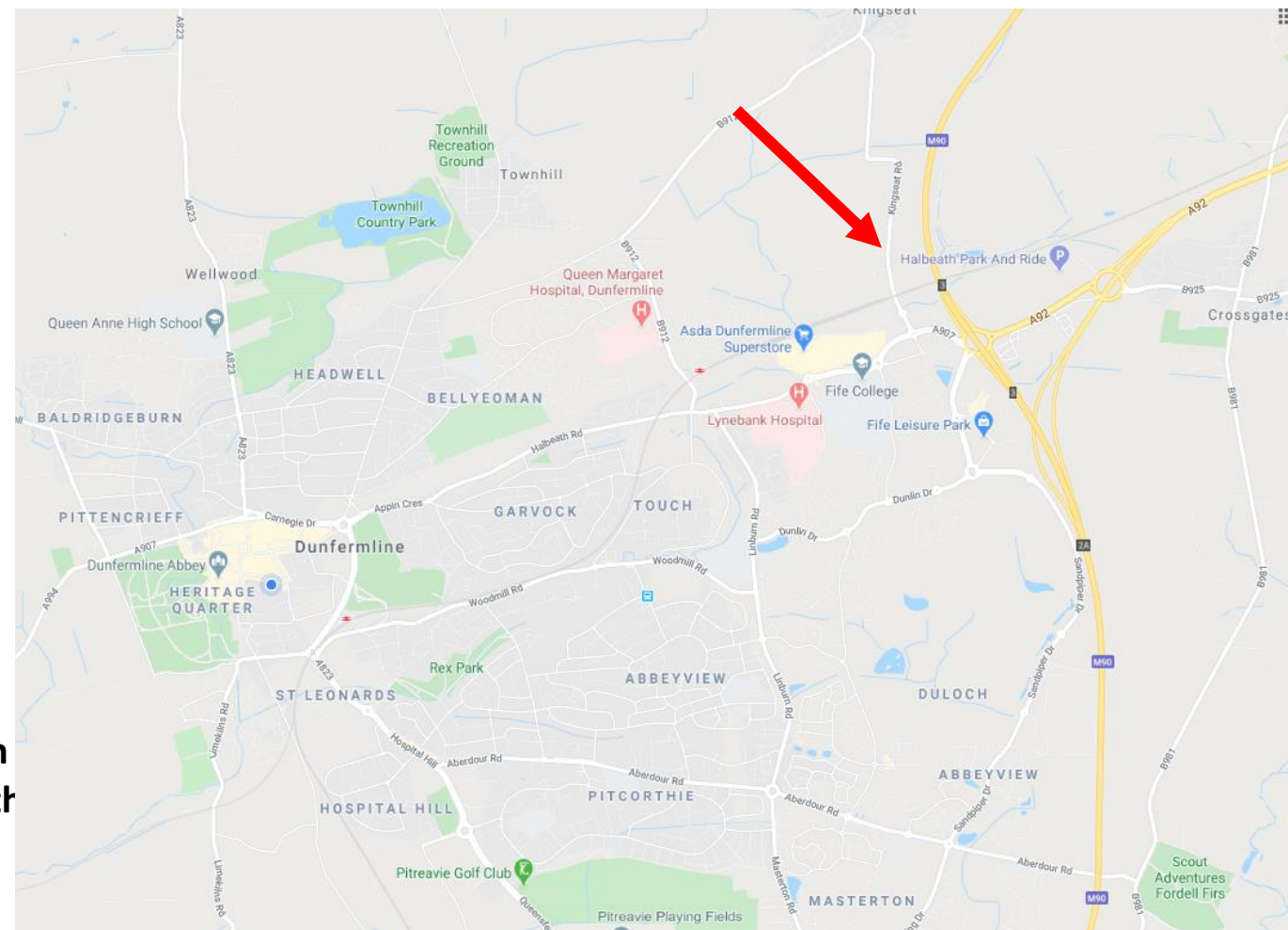
**Pink:** water







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## The Hideaway Lodge

### 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 Lodge 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.

### The Hideaway



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