



**LOTHRIE COTTAGE, 5 STABLES, HORSE ARENA + ABOUT 2 ACRES  
HOLL RESERVOIR, LESLIE, FIFE KY6 3JL**

# LOTHRIE COTTAGE, 5 STABLES, HORSE ARENA + ABOUT 2 ACRES HOLL RESERVOIR, LESLIE, FIFE KY6 3JL

Unique opportunity to purchase an attractive secluded equestrian property  
Leslie 1m, Glenrothes 4m, Kirkcaldy 11m, Cupar 14m, Dunfermline 21m, Edinburgh 35m, Glasgow 67m

Excellent location with outstanding views. Superb hacking/walks over miles of water board tar roads and hill trails to Bishop hill and Craigmead.

Fishing over Holl, Ballo, Harperleas and Arnot reservoirs.

## HOUSE ACCOMMODATION

Large lounge  
Newly fitted kitchen  
Newly fitted bathroom  
3 Bedrooms  
Conservatory  
Oil fired central heating  
Double glazing  
Scope to extend  
Large fenced garden

**5 STABLES**  
**SAND AREA**  
**ABOUT 2 ACRES**

**OFFERS OVER: £310,000**  
**UNDER OFFER**





## SITUATION

Lothrie Cottage sits in a secluded spot almost on the banks of the Holl Reservoir which offers fishing.

The cottage has a lovely south easterly aspect over the reservoir.

The cottage sits five hundred yards from the Kinross-shire border in Fife Regional Park. There is a mature block of native woodlands to the west which provides excellent shelter. The equestrian property has a very attractive setting in the foothills of the Lomond Hills.

It enjoys a lovely rural setting with excellent walks/hacking to Bishop hill and over the Regional Park which includes the reservoirs. The excellent tarred water board road provides excellent access. Scottish Water maintain the road and keep it sanded over the winter months.

There is easy access into Leslie, Glenrothes, Kinross and Edinburgh.

Primary schooling is at Leslie or Kinross. Secondary schooling is at Glenrothes or Kinross.

The Glenrothes – Kirkcaldy – Dunfermline – A92 Dual Carriageway is only 4 miles away.



## **THE BUNGALOW ACCOMMODATION**

### **ENTRANCE VESTIBULE/ENTRY/L SHAPED HALL**

**3.0m x 2m      6.0m x 1.1 m**

Entry is gained to the rear of the property via a hardwood door into a reception vestibule. The reception vestibule has a cupboard which houses the alarm control panel and electricity meters. Access is given in turn to the main hallway via glazed panel door. The main hallway gives access to all rooms and there is also a hatch to loft space.

### **LOUNGE**

**4.51m x 3.91m**

A very impressive formal lounge which has a window to the side and a doorway giving direct access into the sun room conservatory. The lounge enjoys views via the conservatory over Holl Reservoir and beyond to the Forth as far as the Bass Rock and the Lothians. Other features include a wood burning stove.

### **CONSERVATORY/SUN ROOM**

**2.18m x 3.40m**

An excellent room with double glazed conservatory. It enjoys the same stunning views as the lounge and looks over the attractive fenced garden area to the reservoir. The doorway gives access to the garden.

### **KITCHEN**

**4.50m x 2.81m**

A well designed newly fitted modern kitchen with attractive fitted storage units to base and wall levels, ample worktop surfaces, stainless steel sink unit and drainer and with space and plumbing for usual appliances. The kitchen has double glazed windows looking onto the rear gardens. Control for the oil fired boiler. Space for table.

### **BEDROOM 1**

**3.62 x 3.47m**

A well presented double bedroom with double glazed windows again enjoying excellent view onto the reservoir.

### **BEDROOM 2**

**3.65m x 4.58m**

Another excellently presented bedroom with bay style double glazed window formation again with excellent view over the reservoir and beyond to the Forth. Additional window to site.

### **BEDROOM 3**

**3.24m x 3.30m**

This third double bedroom has double glazed windows to side and to the rear.

### **BATHROOM**

The bathroom has a newly fitted three piece suite in white comprising W.C., wash hand basin and bath with electric shower over. Features of this room include an opaque double glazed window formation and a fitted bathroom cabinet.

### **SCOPE TO EXTEND**

The cottage could be extended into the space or out to the sides.

### **STABLES AND GARAGES**

5 large lined stables with rubber units, covered access passage, feed store and covered hay store. Concrete bases and drainage, 2 garages, 2 sheds and container store

### **MENAGE**

**40m x 35m**

This sand arena is well drained, post and rail fenced and is sheltered by trees to the south west.

### **GROUNDS**

The property is set in about 2 acres of attractive grounds which incorporate a substantial sheltered lawn with paths and sitting area. There are tarred parking areas and a installed access road. There is even a bubbling burn running adjacent to the property.

### **RIGHT OF WAY**

The road way to the side of the property is a public right of way but the cottage sits at the end of the road.

### **WATER & DRAINAGE**

Mains water

## THE HOUSE

Large lounge about 112 sqm, 3 bedrooms, newly fitted bathroom and kitchen, central heating, partly double glazing and large garden with scope to extend.



## THE STABLES, MENAGE & LAND

5 stables, tack room, 2 garages and menage 30x20m.  
2 usable acres with 5 paddocks, 5 stables, tack room and covered walkway



### **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

### **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**

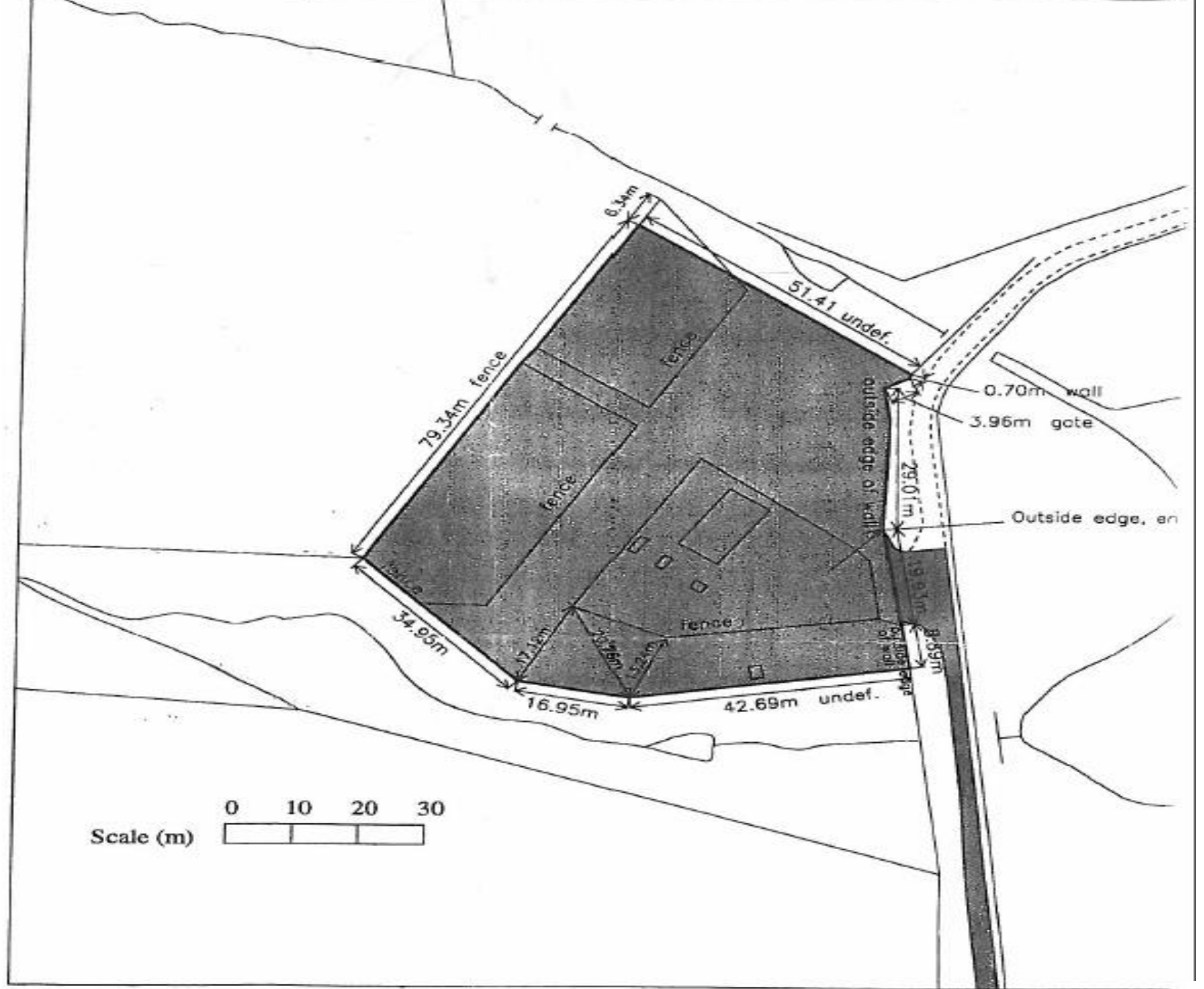
These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, 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.







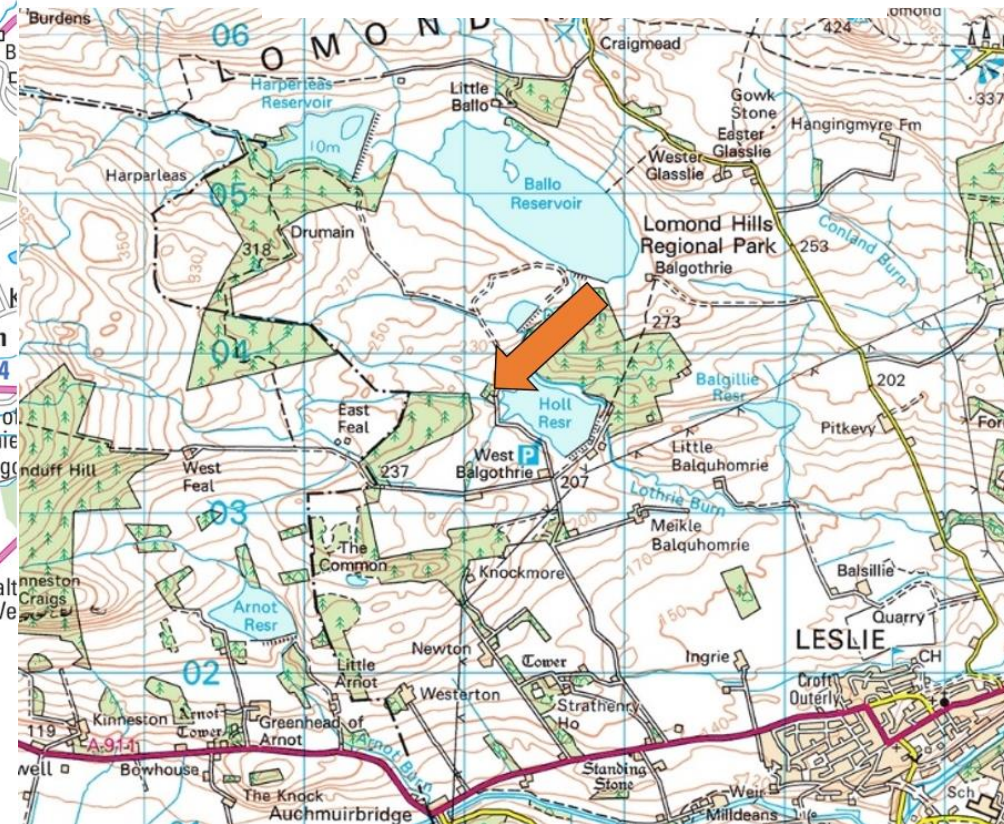
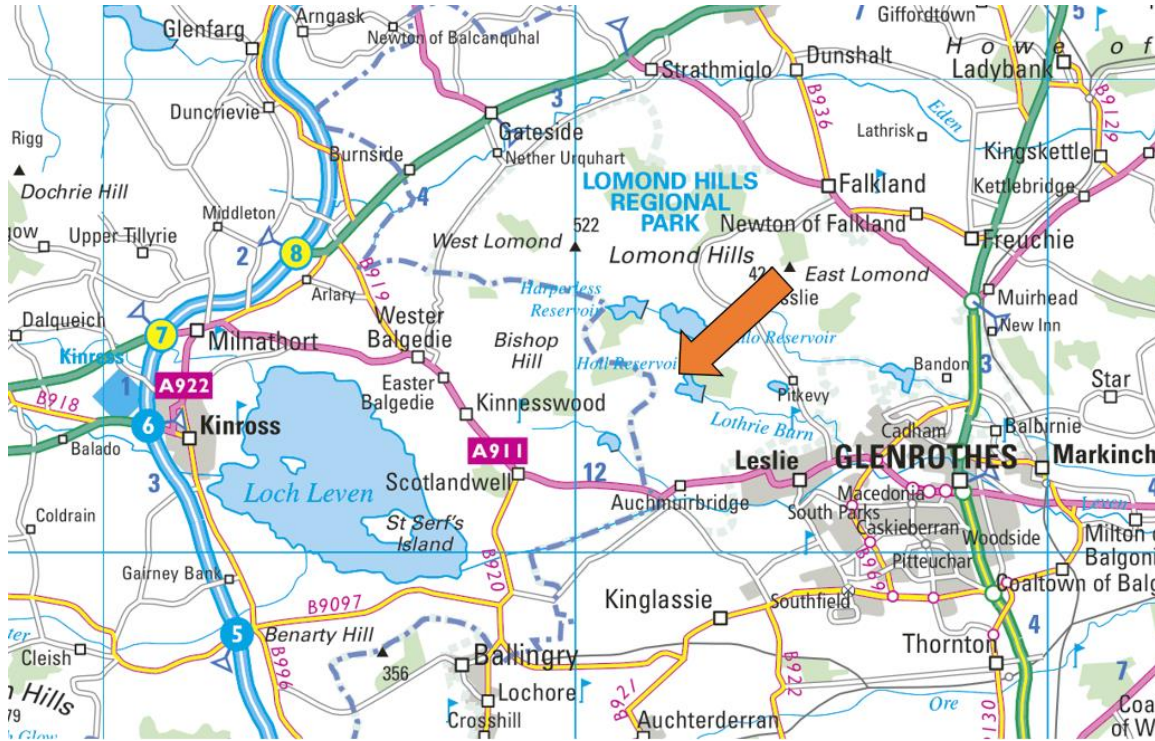
**LOTHRIE COTTAGE, HOLL RESERVOIR**  
**TITLE PLAN**

Property Services  
 Castle House  
 Castle Drive  
 Carnegie Campus  
 Dunfermline  
 KY11 8GG



## LOCATION PLANS

Plans produced by permission of Ordnance Survey  
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## DIRECTIONS

**From Edinburgh** proceed up the M90 to junction 5, turn right and first left onto the B996 and immediately right on the B9097 along the south side of Loch Leven. Don't turn left to Scotlandwell but turn left after Loch Leven. Continue for three miles. Turn left and onto the A911 at Auchmuirbridge. Proceed for a further mile and turn left at the "for sale sign" a quarter mile short of Leslie. Proceed up the tarred private road (maintained by Scottish Water) to the crossroads at West Balgothrie Farm. Continue straight on and Lothrie Cottage is at the road end on the left.

**From Perth** exit the M90 at Milnathort (J7) go through Milnathort crossroads and turn first right onto the A911. Continue through Kinnesswood. Turn left at Scotlandwell and proceed to Auchmuirbridge. The Lothrie road and is on the left after a mile. Continue as above.

**From Glenrothes** head to Leslie. As you head out of Leslie on the A911 towards Kinross turn first right after leaving Leslie.