



**MELDRUMSMILL, BOWERSHALL,
Nr DUNFERMLINE, KY12 0RZ**

Meldrumsmill, Bowershall, Dunfermline. KY12 0RZ

Dunfermline 2.5m, M90 (J3) at Kelty 3m, Kinross 8m, Dollar 11m, Kirkcaldy 11m, Edinburgh 17m, Stirling 19m, Perth 23m,

LOT 1

5 Bedroom Farmhouse with 2 public rooms and about 1.29 acres. Attractive quiet, secluded location

GROUND FLOOR

- Porch
- Kitchen/Dining Room
- Lounge and Sun Lounge
- Bedroom 1 and Bedroom 2/Diningroom
- Shower room with double shower

FIRST FLOOR

- Sun lounge/Bedroom 5
- Potential for balcony/outside seating area
- Bedrooms 3 & 4 with a bathroom each
- Large storage cupboards and insulated loft

GARDEN

- Potting shed, Greenhouse and Orchard

OFFERS OVER - £340,000

HOME REPORT & EPC refer to
www.packdetails.com Ref: HP364809

LOT 2

Steading/potential house plot plus 0.97 acres

- Potential House plot 0.97 acres
- Two large garages and 3 stores
- 4 offices with planning consent

OFFERS OVER - £70,000

LOT 3

9.14 acres – OFFERS OVER £6,000/ac

OFFERS OVER £55,000

LOTS 1, 2 & 3 - OFFERS OVER £465,000



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,
Fife KY12 7PD 01383 722454

9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP





Lot 1



Lot 2







SITUATION

Meldrumsmill is situated in a beautiful picturesque location 3 miles north of Dunfermline of the Dunfermline/Townhill/Kelty Road. The access road was tarred in 2009. The house faces south with attractive views over its orchard to farmland beyond. It is bounded to the north by woods and the Meldrumsmill Burn. The 9.14 acre paddock (plot3) lies adjacent and to the south east of the house garden. The house has a secluded, picturesque and quiet location, yet is very central. It is surrounded by trees which provide a great habitat for a variety of birds.

Townhill Primary School is only 1.5 miles away and Queen Anne High School in Dunfermline is only 2.5miles (with buses running from the main road to the High School). Trains run regularly from Dunfermline Queen Margaret and Dunfermline Town into Edinburgh, round Fife or from Inverkeithing to Aberdeen or London. Edinburgh is obviously within easy commuting distance.

LOT 1 DESCRIPTION (about 1.29 acre)

Get away from noisy town living. Go to Meldrumsmill and enjoy peace & quiet apart from the noise of birds and the murmur of a burn which winds its way to Loch Fitty.

This property consists of an original stone dwelling with front and rear extensions. It has mains water, electricity and oil central heating as well as double glazing. The house has been well maintained both externally and internally. It is much bigger than it looks from the outside.

Accommodation:

Rear Porch (N) 10'5" x 9'6" (3.2 x 2.9m)

Original stonework features with timber ceiling and wooden floor.



Land with Lot 2



Lot 3



Lot 3 in the foreground



Lot 3

Stair/Hall 9'2" x 8'3" (2.8m x 2.5m)

The staircase leading to the first floor has wooden ballustrading with matching timber clad walls and window frame and views to the North.

L shaped Hallway 13'8" x 7'1" (4.2m x 2.15m), 8'3" x 3'3" (2.5m x 1.0m)

With two walk-in shelved cupboards.

Kitchen/Dining area (N & W) 18'7" x 8'7" (5.7 x 2.65m)

A large kitchen which has fitted floor and wall units that provide ample storage. Double Hotpoint oven and Halogen hob will be included in the sale along with the Homark 12 place dishwasher and an integrated washing machine with space for a fridge/freezer. Timber clad walls and ceiling. There are built in benches which provide storage underneath at the dining area and there is a large wall cupboard. Partly glazed sliding door.

Lounge (S) 18'6" x 13'6" (7.45m x 4m)

Carpeted lounge, electric fire with Fyfestone fireplace, tiled hearth and timber cladding above the wooden mantel. The chimney breast and grate are still in situ and a coal/log burning fire would be possible. There are built in bookcases either side of the fireplace. Timber clad wall in red cedar and matching light fittings. TV socket.

Sun Lounge (S) 34'6" x 9'6" (10.5m x 3m)

Through patio doors from the lounge this is a very large south facing sun room with a door leading to the rear garden/orchard. Built in wooden bar, timber clad ceiling, 2 large radiators and 2 electric heaters. This room has a long wooden window ledge and windows giving beautiful views over the garden/orchard and fields beyond. The external stonework from the original house forms a feature inner wall.

Dining Room/Bedroom 2 (S) 14' x 10' (5.85m x 3.0m)

Large window with attractive views to the south

Bedroom 1 (E) 12'6" x 10 (3.5m x 3.0)

Attractive views to the east

Shower Room (N) 8'7" 5'8" (2.65m x 1.75m)

This is fully tiled with a large shower unit using mains water. Radiator, WHB and WC and large shelved window ledge. There is expired planning consent (1999) for two more rooms to be added to the east of the existing house (3.5m x 3.5m and 4.75m x 3.5m).

FIRST FLOOR

This area gives potential for a granny flat or separate area for B & B/lodger.

Staircase and Hall 9'9" x 3'3" (3.0m 1.0m), 27'3" x 5'10" (8.1m x 1.8m)

Large double cupboards housing the hot water tank. Three other walk in cupboards. There is a loft access with partial flooring and insulation.

Sitting Room/Bedroom 5 (S) 18'6"x13'6" (5.6m x 4.0m)

Full length window facing south provides outstanding views across the orchard. The flat roof of the Sun Room below gives potential to erect ballustrading to convert to a seated balcony area to utilise the Southern aspect. TV socket, 2 radiators

Bedroom 3 (S) 13'6" x 12' (4.0m x 3.7m)

Double/twin south facing bedroom with beautiful views over the garden/orchard and fields beyond. Radiator and cornicing.

Bathroom (E) 11'9" x 8'6" (3.6m x 2.6m)

This partly tiled bathroom has real character with combed ceiling and shelved window ledge. There is a bath, WHB & WC.

Bedroom 4 (S) 12'3" x 11'6" (4.0m x 3.7m)

This South facing twin/double bedroom has attractive cornice work and lovely views.

Bathroom (W) 11'9" x 8'6" (3.6m x 2.6m)

There is a further partly tiled bathroom with pale peach suite including a built in bath, WHB & WC.

GARDEN/ORCHARD

The sheltered garden is split into several areas including an orchard with apple and plum trees, blackcurrant, redcurrant and gooseberry bushes. There is a lawn area with a greenhouse. 18 ft high Leylandi up the west side of the orchard provide shelter and screening.

SERVICES

There is mains electricity and water with a septic tank for the house. Burglar alarm. 4 external floodlights.

LOT 2

Steading/potential house plot, sheds and .97 acres

Stone and Brick Outbuildings: 78' x 20' (24m x 7m), 19'7" x 16'4" (6m x 5m) with lean to 19'7" x 19'7" (6m x 6m)

The outbuildings comprise of a stone structure with corrugated iron roof incorporating a large double garage a single garage and 3 stores on the ground floor. The first floor is floored and lined and has been formed into four adequate compartments which has been used for business accommodation in the past but which have potential for development into granny flat, a separate house, offices or connected to the main house. They are served with electricity. There is an electricity transformer to the northwest of the steading.

LOT 3

The Grass Paddock and Burnside – 9.14 acres

This includes half of the burn for about 500 yards and bankings clad with mature broadleaf trees. The paddock is fairly level and down to grass. It is classified as grade 3(i) by the Macaulay Institute of Land Classification. The grazing lessee will be removing the existing shed currently situated on the land.

Modern Outbuildings:

Behind the main block are various wooden/corrugated iron buildings suitable for stables 15m x 4m and lean to stores 9m x 5m; 5m x 3m

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.

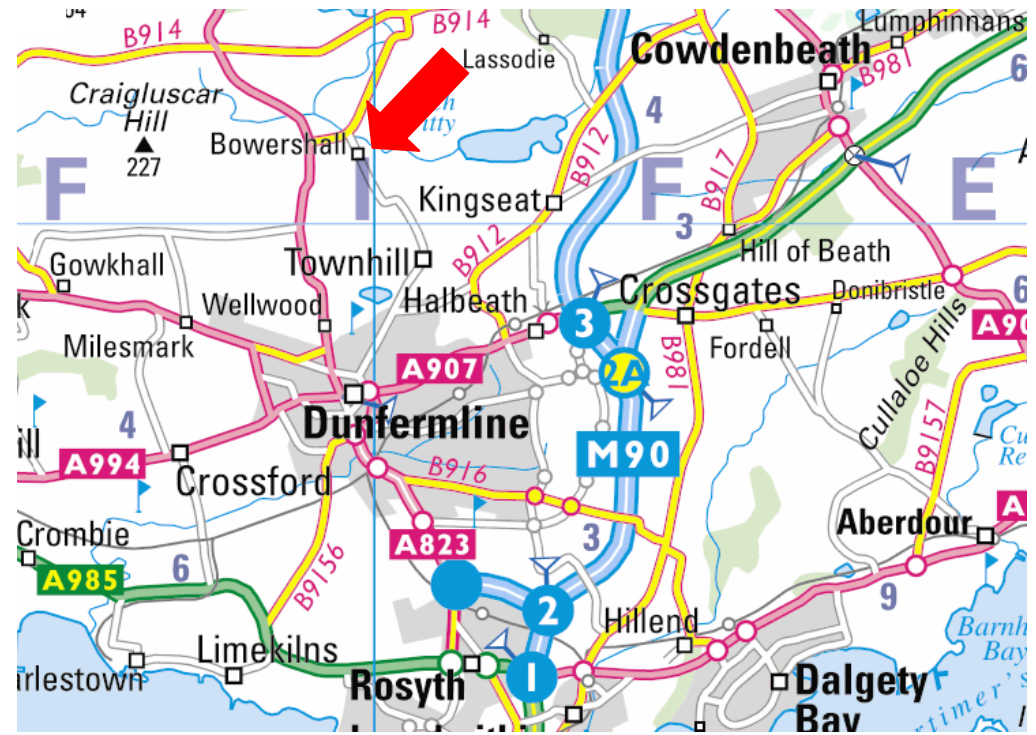
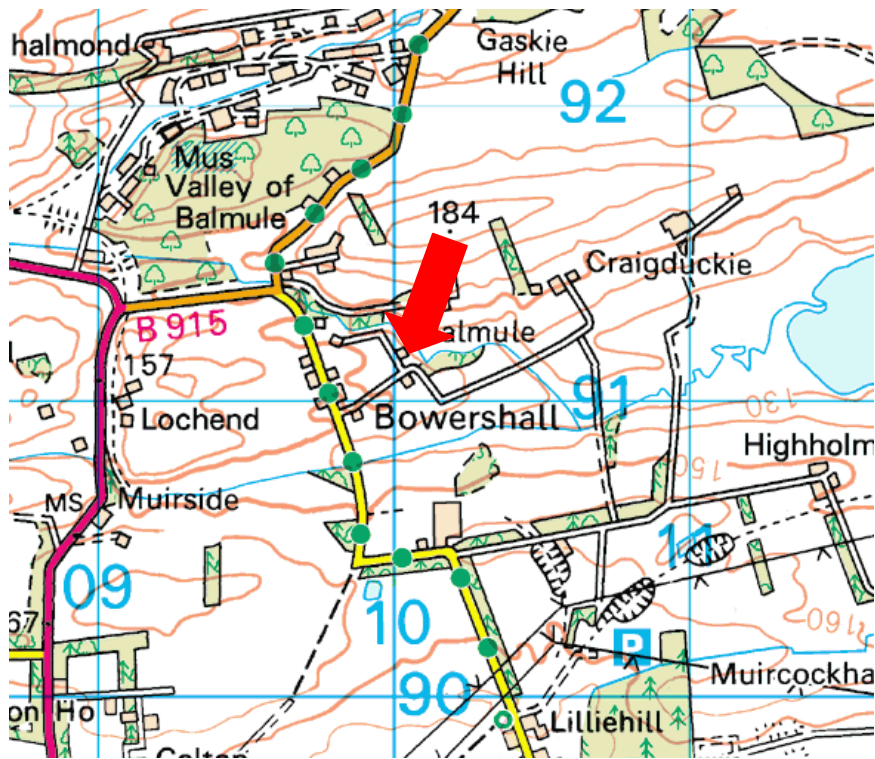
OFFERS

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.

INCLUDED IN THE SALE

Carpets and blinds are included in the sale





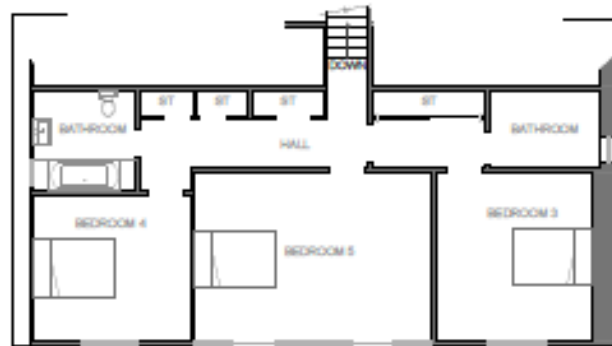
LOCATION PLANS

Plans produced by permission of Ordnance Survey License No. 1000011808

DIRECTIONS

From Edinburgh take the 4th exit after the Forth Road Bridge. Take the second exit towards the Town Centre on the A907. Keep on this road past the turning for the Hospital, straight over a mini roundabout until you come to a large roundabout just before the Town Centre. Stay in the right hand lane as you approach it and take the 4th exit, which takes you past the Police Station on your left hand side. Carry straight on through the traffic lights and the mini roundabout up the hill towards Townhill. Follow the signs for the Water ski centre which takes you into Bowershall. As you enter Bowershall, turn right at the sign which says Wester Craigholm Farm and the property for sale is the first on your left after several hundred yards.

From Perth, Kelty & the North come off at junction 4 of the M90. Take the 4th exit towards the Town Centre on the ~A907 and follow directions from there as above.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

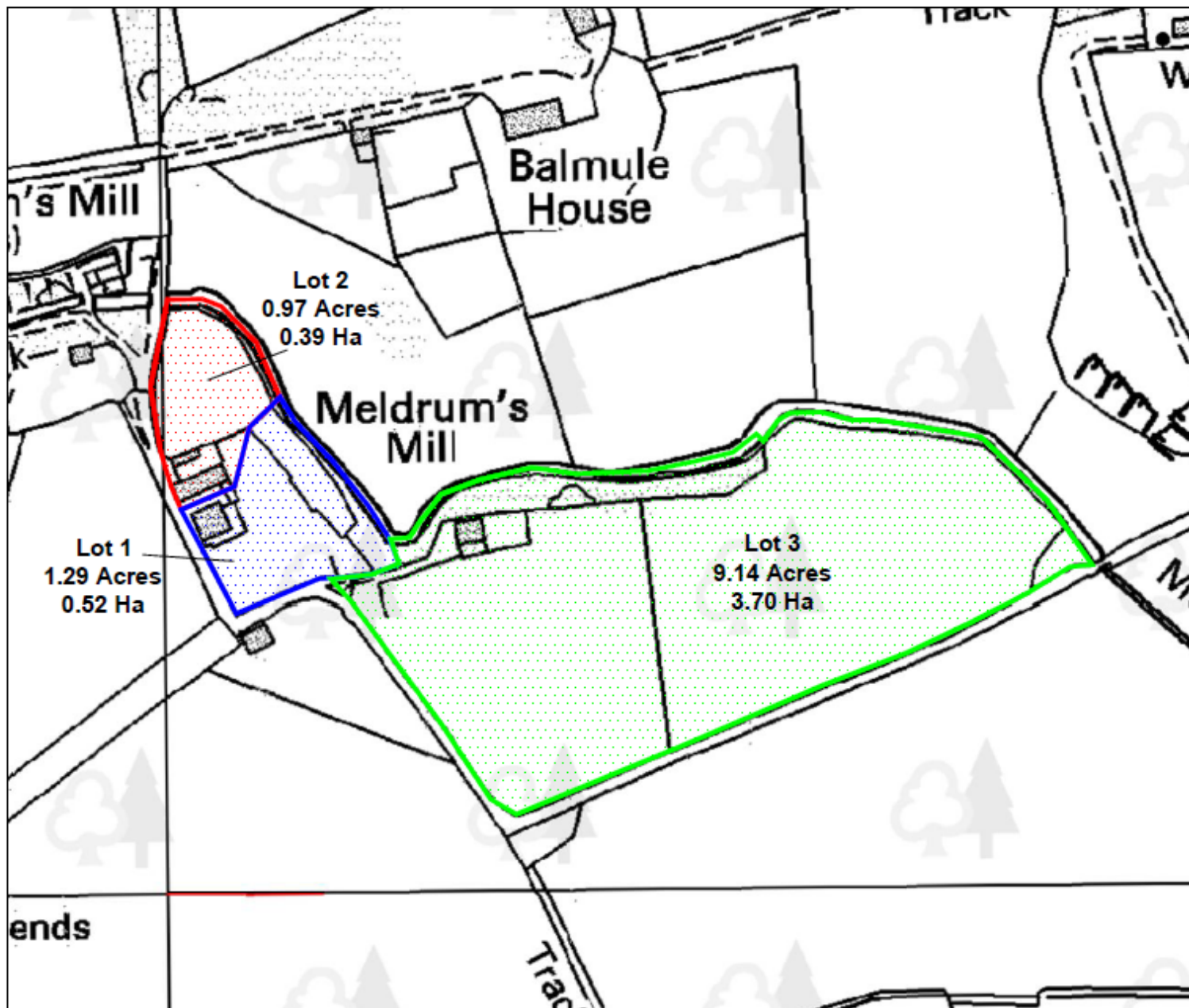


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© 2012
 Meldrummill

Issue 02
 Meldrummill Floor Plan

2012 10:00 AM 100% 100% 100% 100%



REVISED
BY: [unclear] DATE: [unclear]



McCrae and McCrae Ltd
12 Abbey Park Place
Dunfermline
Fife
KY12 7PD

JOB TITLE
Meldrumsmill, Bowershall, Dunfermline
KY12 0RZ

DRAWING TITLE
LOTING PLAN

SCALE: 1:500 DATE: 08/03/2012

DESIGN BY:	DATE:	PROJECT NO.:	REV.:
DC/AMC	08/03/2012		

REV.	DATE	DESCRIPTION	BY
01			SF