

The Laurels, Burnside, by Gateside, Fife, KY13 9SP



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A lovely house set in 1.45 acres of mature garden lands with mature trees, a shed and a garage

M90 1.5 miles, Gateside 1.5 miles, Milnathort 4.5 miles, Kinross 5 miles, Perth 14 miles, Cupar 14.5 miles, St Andrews 24 miles, Edinburgh 33 miles

The Laurels is a unique country property comprising a lovely house in mature gardens as well as buildings with good potential for residential development.

The attractive 4-bedroom house is set in 0.9 acres of mature gardens and includes:

2 public rooms	Kitchen
Utility room	Bathroom
WC	
2 sheds	Greenhouse
Orchard	

There is a portal-framed shed [24 x 12 x 3.66m to eaves] with approx 0.25 acres which has potential for residential development.

There is a stone garage [10 x 6m] with approx 0.3 acres that also has potential for residential development.

As a whole, offers over £325,000

(Home report value £325,000)

Council tax band F



Joint selling Agency with Clyde Property

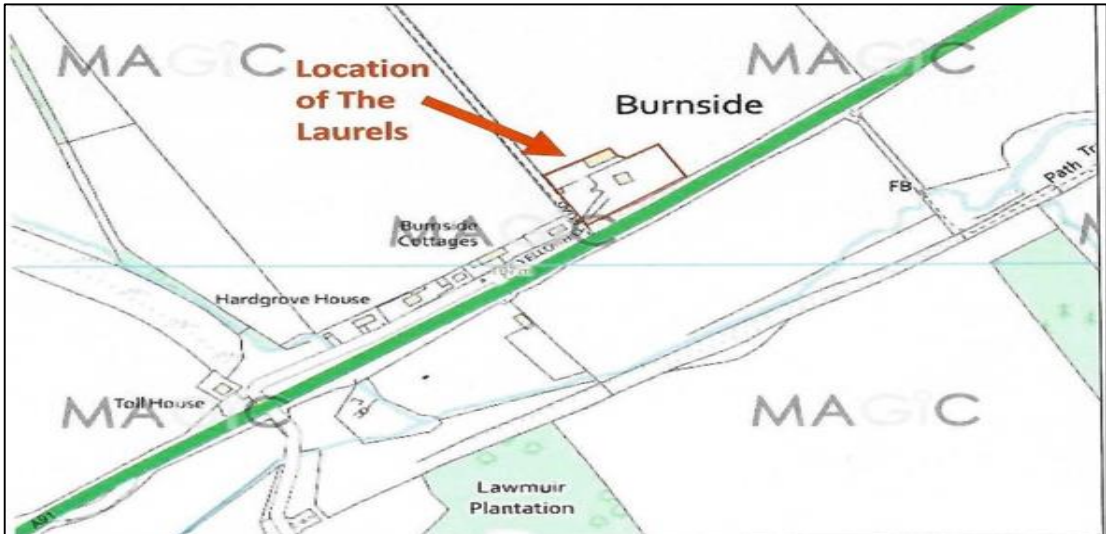
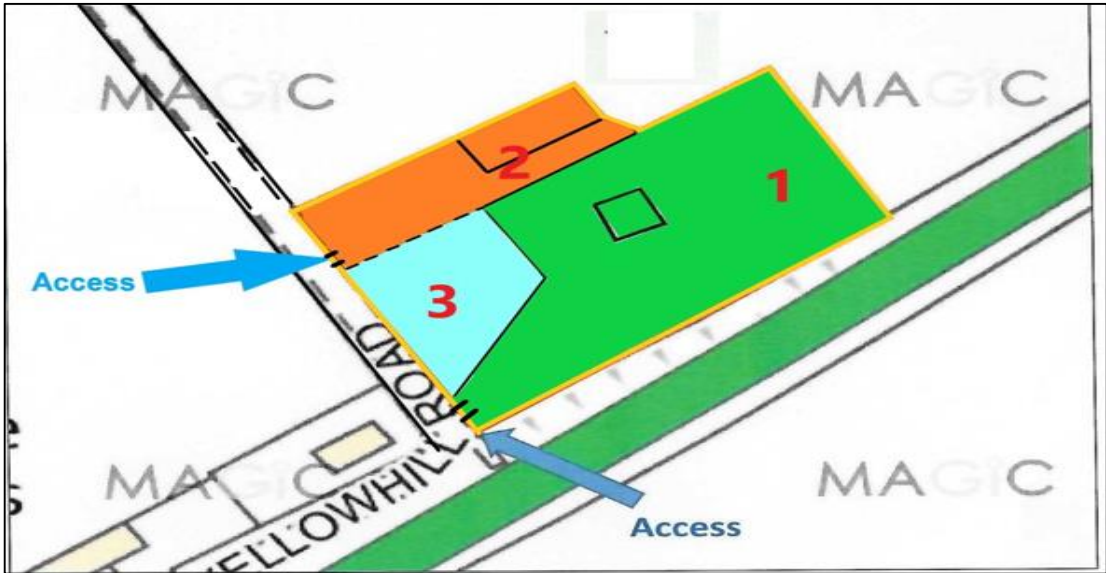




The portal-framed shed with the backdrop of West Lomond and Bishop Hill.
The house lies in a wooded garden to the east, west and south of the shed.

The red outline shows the property for sale that comprises:

- (Pale Green): The house and approximately 0.9 acres
- (orange): Portal- framed shed with potential for residential development and approximately 0.25 acres. Recent appeals were successful for houses on the footprint of portal-framed sheds at Jamesfield Farm, Newburgh and Bowhouse, Farm, Scotlandwell.
- (pale blue): Stone garage 10x 6m, with potential for residential development (convert and extend. It is complete to wall head height) and approximately 0.3 acres.



Potential Planning Consent

As well as the potential to develop 2 and 3 above , there is scope in Fife’s ‘Housing in the Countryside Policy’ to ‘extend the cluster’ of nine houses in the Burnside hamlet cluster and to seek residential zoning for the housing in the forthcoming Fife Council Local Plan call for house zoning this year.

Also an 'eco house ' was granted permission in terms of Fife Council's policy at Highholm Farm, Glenduckie, Newburgh.



The house



The west of the house

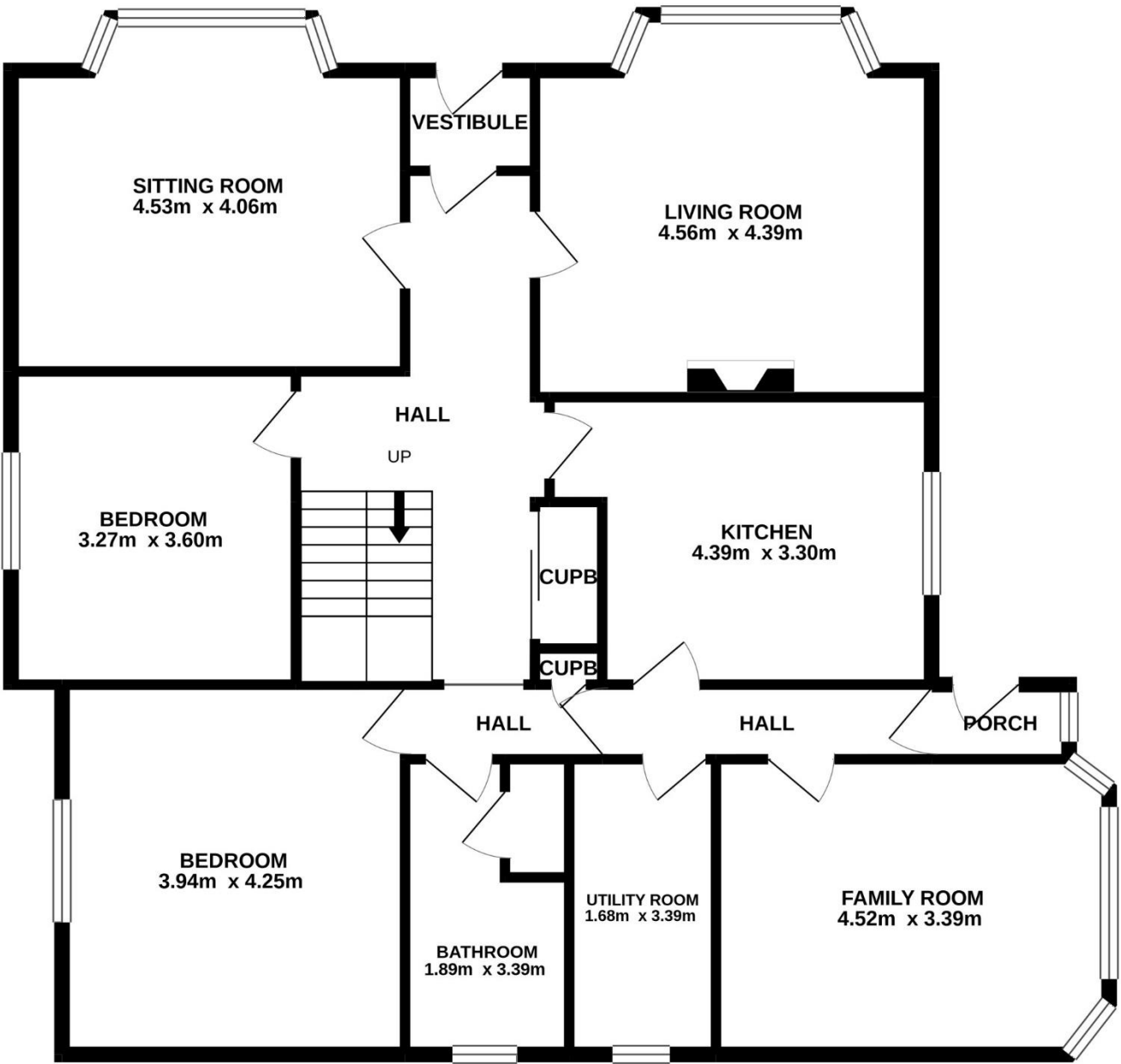


The east of the house

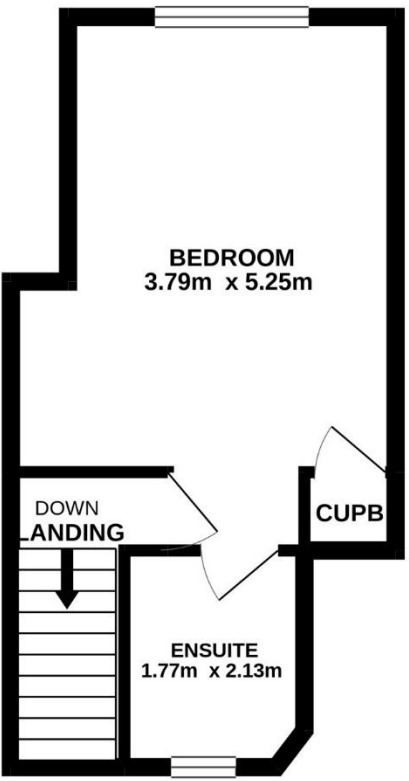


The driveway

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation [room sizes are approximations]	First floor Landing Bedroom 4 (S) 3.9 x 3.5m	restaurants, high school community campus with library and gym, a swimming pool, health centre, curling rink, tennis and bowling clubs.	The whole area has excellent walking, cycling and horse- riding opportunities. As well as local golf courses, the
Ground floor Vestibule Entrance hall	WC (N) 2.3 x 1.8m Basin, WC, bidet	Burnside is in the catchment area for Bell Baxter High School in Cupar (14.5 miles). Cupar is a very attractive old market town with independent shops, business and amenities.	championship courses at St Andrews (24 miles) and Gleneagles (21 miles) are easily reached.
Sitting Room (S) 5.3 x 4.5m Bay window and fireplace	The house is in need of some repairs and redecoration.		
Dining Room (S) 5.3 x 4.5m Bay window and fireplace	Setting Burnside is a very picturesque hamlet, surrounded by		The M90 (1.5 miles) gives quick access to Perth, Edinburgh and Glasgow. Kinross has a park and
Kitchen (W) 4.25 x 2.5m	farmland, near the foot of the Lomond Hills. It’s just 1.5 miles from the nearest junction on the M90 making it ideal for commuting north and south.	Private schools are within easy reach including Dollar Academy (a bus runs daily), Glenalmond, Craigclowan, Kilgraston, Strathallan and St Leonards.	ride with regular express coaches to Edinburgh and Perth. Markinch railway station near Glenrothes is 13 miles
Utility (N) 3 x 2m Boiler			away with services on the Fife Circle and to Edinburgh and linking to trams to Edinburgh
Bedroom 1 (E) 4 x 2.5m	The nearby village of Gateside (1.5 miles) has a primary school, village hall and shop.	The Laurels is just 4 miles from Loch Leven National Nature Reserve and you can walk and cycle all the way around the loch. The RSPB centre at Vane Farm (8.5 miles) offers world- class bird and nature watching and has a café and walking trails. The award-winning restaurant and farm shop at Loch Leven’s Larder is 3.5 miles.	Airport (30 miles). Inverkeithing (19 miles) has a railway station and park and ride with express buses to all major cities as well as the airport.
Bedroom 2 (E) 3.5 x 3m	Milnathort (4.5 miles) and Kinross (5 miles) are charming small towns with hotels, pubs, cafes, primary schools, churches and golf clubs. Kinross has lots of facilities including independent shops and cafes, a supermarket, a brewery,		
Bedroom 3 (W) 3 x 2.45m Bay window and fireplace			
Bathroom (N) 3 x 2m Bath, WC, basin			





Kitchen



Kitchen



Ground floor bathroom



Utility room



Bedroom 1



Bedroom 2



First floor WC



Bedroom 4

Lifestyle Opportunities

The Laurels is in a beautiful countryside location and offers lots of lifestyle opportunities, for example, a small-holding, kennels, cattery or stables, subject to obtaining planning permission. The portal-framed shed could be suitable for a car repairs business or vehicle storage, again subject to planning consent.

The portal-framed shed and stone garage also offer a possible development opportunity. There is scope to secure planning consent for one or two houses on the footprint of the shed and the garage could be converted into a small house. There is a stone wall extending along the west boundary and to the east of the garage creating a good landscape framework.

It could be possible to apply for an eco house or house of architectural merit on the site.



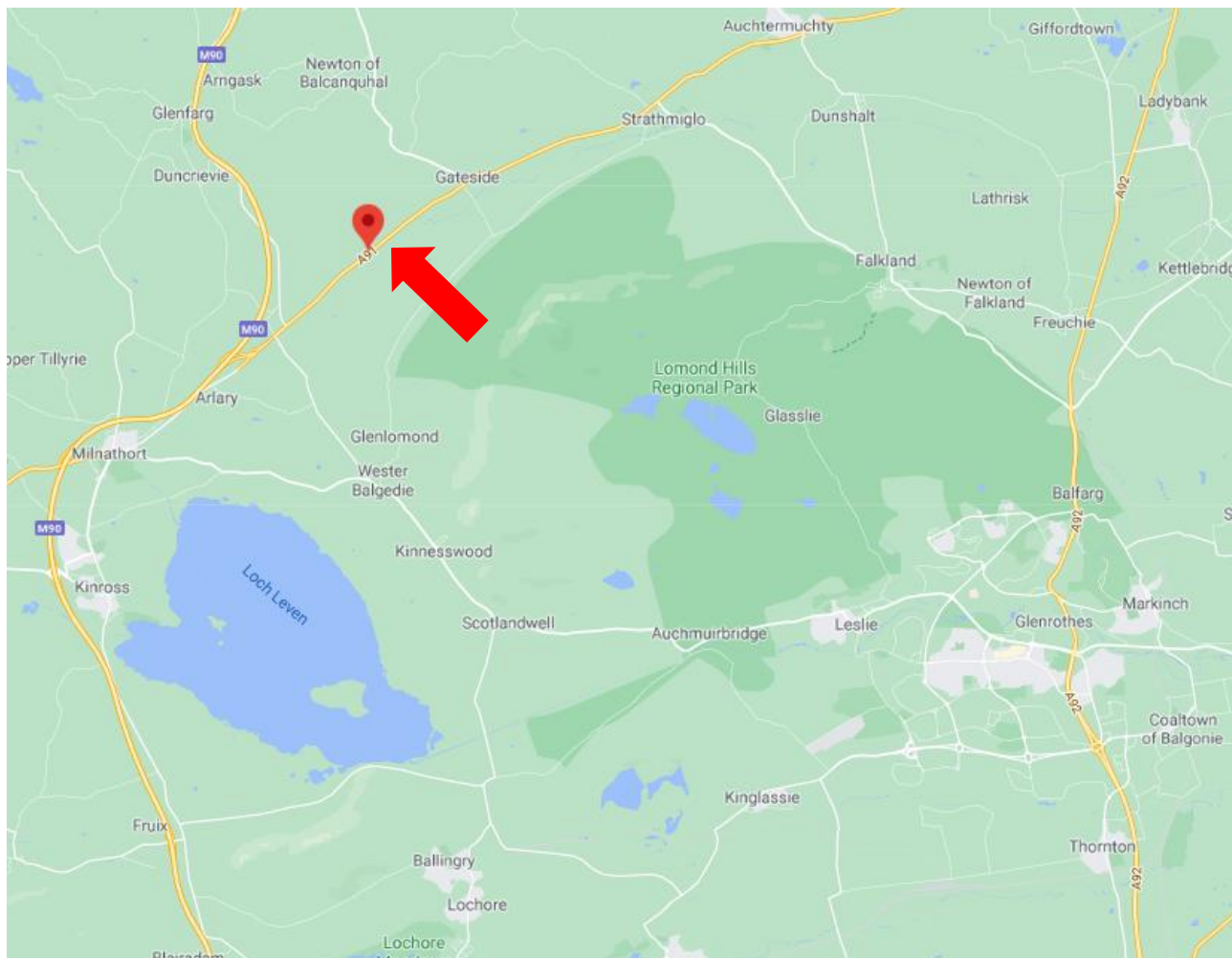
**Aerial view of
The Laurels**



The portal-framed shed



The stone garage

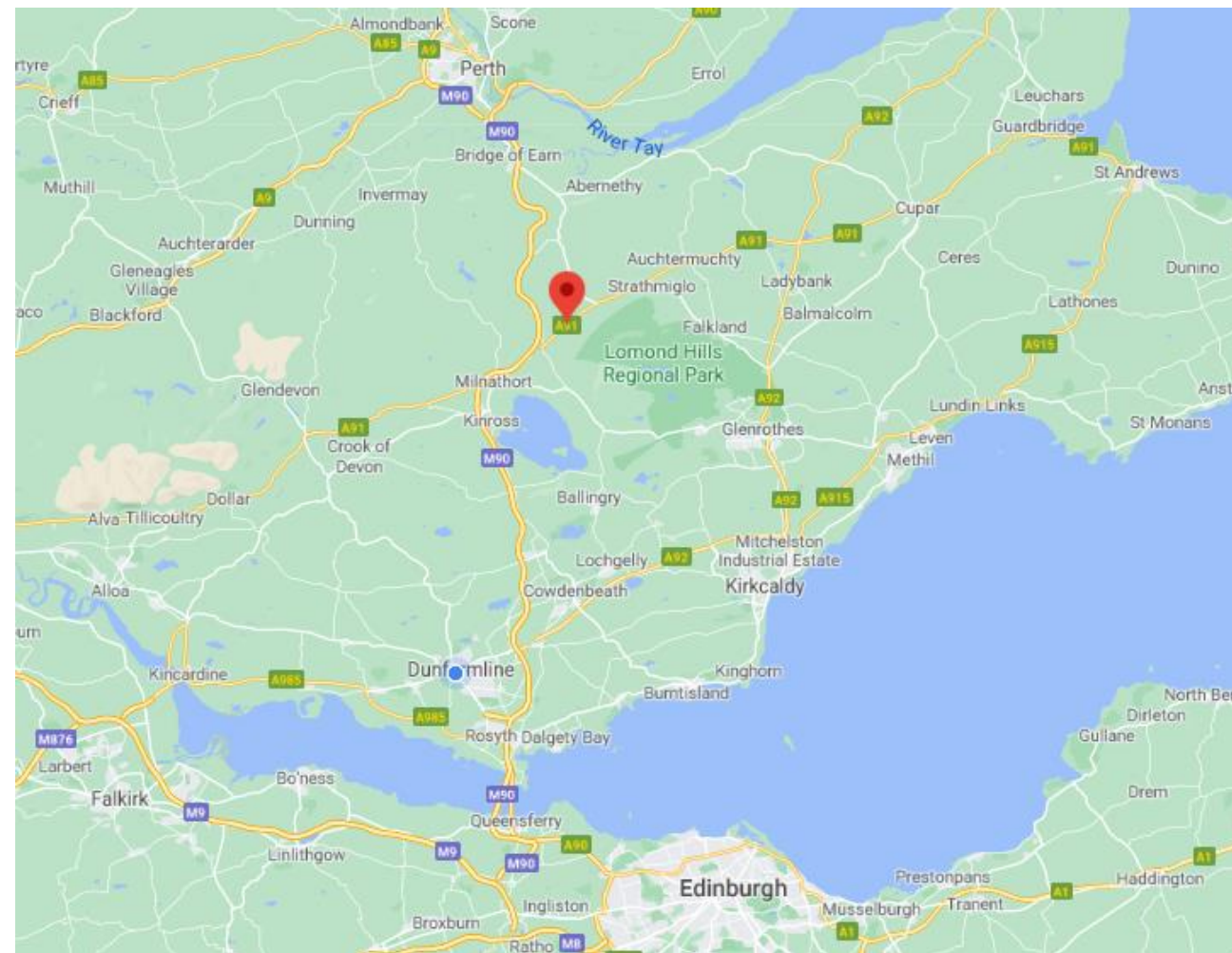


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Directions

From Edinburgh: Take the M90 north and exit at junction 8 just east of Milnathort (signposted St Andrews). Continue straight on for just under two miles and Burnside lies on your left and comprises of around six properties in a row. Take the second turn off on the left and turn right along to the end of the hamlet and go through the gates in front of you to The Laurels.

From Cupar: Take the A91 through Gateside and after about two miles turn right at Burnside and go first right and enter through the gates at The Laurels.



Clawback Agreement

Any offer will be subject to a clawback provision for future development. The clawback provisions will cover a 35% share of any development value to be achieved by a future owner of the Property for a period of 15 years from the date of sale by the parties and will be secured by a Second Ranking Security to be granted by the Purchaser over the Property to the parties. If an offer is received of £400,000 or above then the clawback provisions shall not apply.

Viewing and registering an interest

Viewing is strictly by appointment only. 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 Laurels: picture taken from the north east



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

HOUSE BUILDERS

Claymore Timber Frame
Pine Lodge
Cupar Road
Ladybank
Cupar
KY12 7RB
01337 831900

info@claymoretimberframe.co.uk

Paul Edney
Hillfoot Homes Ltd
The Roundel
Hillfoots Farm
Dollar
Clackmannanshire
FK14 7PL

01259 740 000
pauledney@hotmail.com
www.hillfoothomes.com

AGB Developments Ltd
Allan Brown
allan@agb-developments.co.uk
Unit 10 Nether Friarton Ind Est
Friarton Road
Perth PH2 8PF
01738 587610

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Cupar Road
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Fife
KY15 5TB
01334 828800/07967 595414

Master Houses Ltd
23 Newlands
Birchwood Grange
By Kirknewton
EH27 8LR
01506 885588
grantmasterton@btinternet.co.uk

FINANCIAL ADVISORS

McCrae and McCrae can help you set up a self-build mortgage: (a) if you intend to live in the house; (b) if you intend to develop/sell it.

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1 Wilderhaugh
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Units 3:1 & 3:8
Discovery House
Gemini Crescent
Dundee Technology Park
Dundee
DD2 1SW

ARCHITECTS

Architectural Services Scotland
237 Baldridgeburn
Dunfermline
KY12 9EG
[01383 729243](tel:01383729243)
info@ArchitecturalServicesScotland.com