

8 Camilla Road, Auchtertool, Fife, KY2 5UE



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An attractive three bedroom camilla farm steading conversion terraced house converted to a high standard

Kirkcaldy 5m, Aberdour 5m, Burntisland 6m, Dunfermline 10m, Glenrothes 13m, Edinburgh 25 miles, Glasgow 34 miles

This house has been finished to a very high standard with oak doors skirtings, laminated and carpeted floors, kitchen, wc, family bathroom and ensuite shower.

3 bedrooms (1 en-suite)

Large lounge with French doors to garden

Fully fitted kitchen with French door to garden

WC and oak cupboard

Family bathroom

Entrance hall/staircase

Double glazing

Gas central heating

Monoblock parking area and driveway

Mains water and electric, private drainage



Close-up view of the top of the garden

Offers over £240,000

Home report value: £250,000

EPC: Band D


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



Accommodation

GROUND FLOOR

Entrance Hall (W) 3.30 x 2.35m

Partly glazed storm door with side panel, staircase with wooden bannister, imitation wood floor, doors to WC, cloaks cupboard and partly glazed double doors to lounge

WC 2.11 x 1.40m

WC and wash hand basin, three spotlights and expelair fan, tiled floor

Cloaks cupboard (partly understairs) 2.18 x 1.81m, 1.32 x 0.83m

Large lounge (S, N, N) 6.40 x 4.38m

Patio door to south two windows north, attractive outlook to patio and terraced garden

Kitchen (W, W) 5.79 x 3.16m

Fitted wall and floor units, Lamona electric cooker with extractor hood, hob and oven, single sink unit, plumbing for washing machine and dishwasher. 12 downlighters. Patio door to patio and window affording lots of afternoon and evening light.

FIRST FLOOR

Landing and hallway 2.30 x 0.89, 5.55 x 1.15m

Staircase and corridor

Bedroom 1 en-suite (E, E, N) 5.50 x 4.78m

Large room with large windows eastwards (view on page 7)

En-suite (N) With shower, WC, wash hand basin, with vanity unit, linoleum floor, heated towel rail, expelair fan

Family bathroom (N) 3.57 x 1.67m

Bath with splash panel, WC, wash hand basin and vanity unity

Bedroom 2 (N) 3.7 x 3.5m

With built-in wall cupboard

Bedroom 3 (N) 4.83 x 3.24m

Garage 5.0 x 5.0m

Up and over door, excellent storage

OUTSIDE

Monoblock Driveway and parking area garden to south of lounge and west of kitchen measuring 13 x 8.2m including patio.





Entrance hall showing bathroom and cloak cupboard



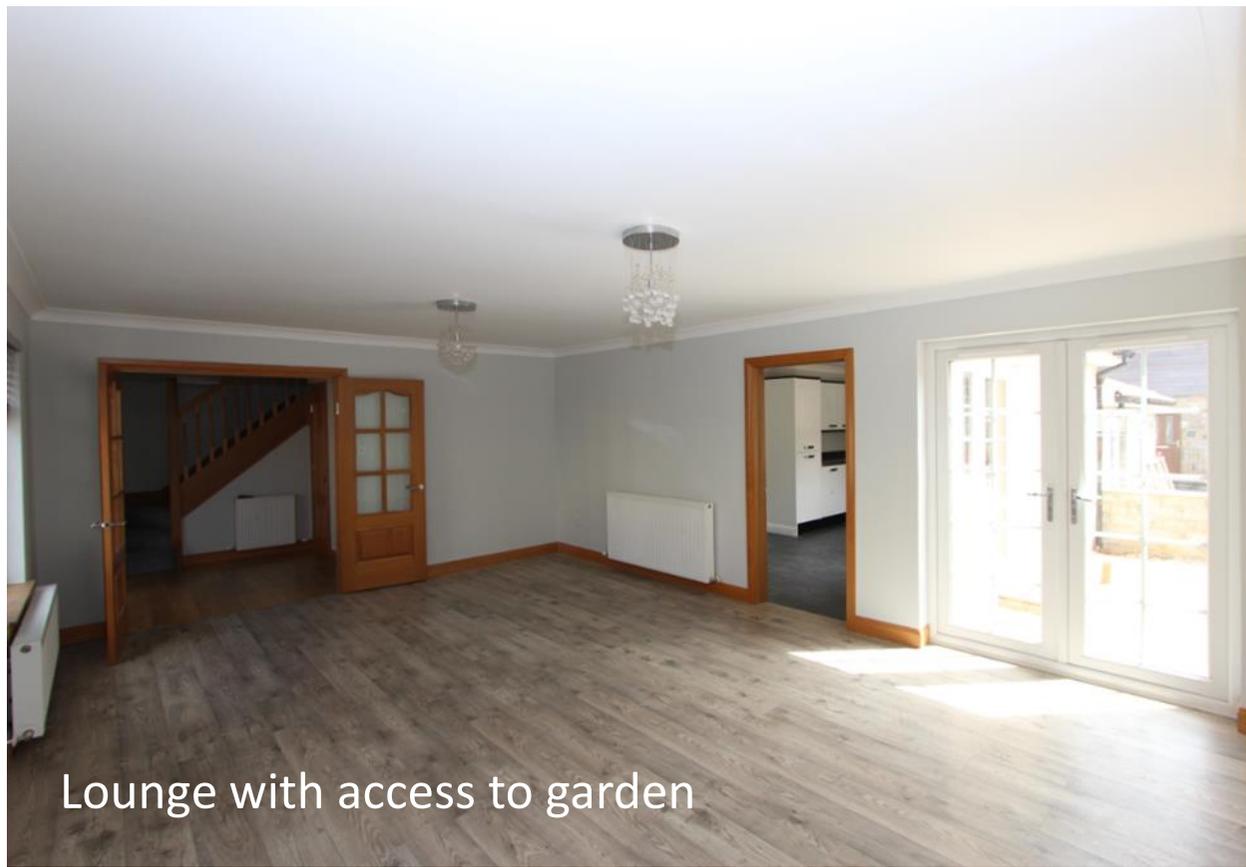
W.C



Entrance hall showing front door on the right



Large lounge



Lounge with access to garden



Kitchen with access to garden



View west from kitchen to walked garden



Close-up view of the bottom of the garden



Upper hallway leading to Bathroom and Bedrooms 2&3



Bedroom 1



Bedroom 1 ensuite



Bedroom 2



Bedroom 3



Family bathroom



Garage



View from bedroom 1 windows

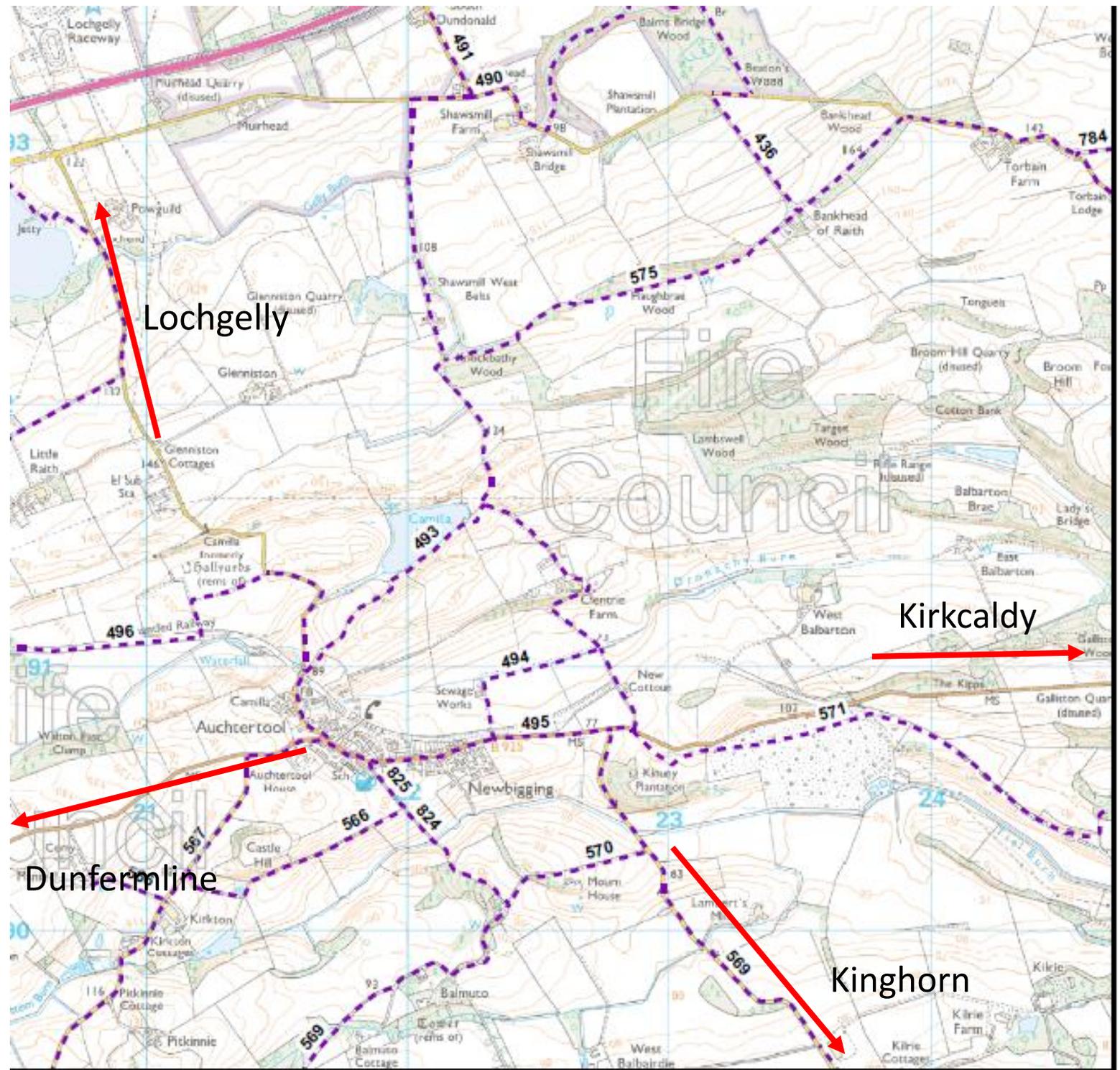
Situation:

Camilla farm steading is located just to the north east of Auchtertool near the very quiet unclassified public to Lochgelly Loch.

The farm steading development enjoys a rural outlook but is within easy walking distance of the bus stop in the centre of the small village of Auchtertool which provides a school, a church and social activities in the village hall.

The Property is only 5 miles east of Kirkcaldy which provides excellent social and sporting facilities as well as High schools.

Dunfermline also provides excellent facilities. There are golf courses at Kinghorn, Aberdour, Dunfermline, Glenrothes and London Links.



<p>Key</p> <ul style="list-style-type: none">Adopted Core PathsWater Access Core PathsNeighbouring Authority Core Paths <p>All rights reserved. Ordnance Survey Licence number 100023385.</p>	<p>Scale: 1:23,000</p>	 <p>Fife COUNCIL LEISURE & CULTURAL SERVICES</p>
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Directions

From Kirkcaldy:

go past Beveridge park and Raith Rovers ground Stark's Park before turning right onto the B9157 to Aughtertool. Go through the village and turn last right before leaving the village. Proceed down the hill and as you leave the village Camilla steading is on the left hand side. There is a for sale sign at the road end and the house for sale.

From Dunfermline:

Go out the A92 towards Kirkcaldy and take the Cowdenbeath turnoff and turn first right. Proceed for one mile and turn left at the roundabout along the B925 to Aughtertool. As you enter Aughtertool turn first left down the hill and the farm steading is on the left as you leave the village.

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 misstatement 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 fittings carpets and blinds are included with the valuation.



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