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LARGE 3 DOUBLE BED BUNGALOW

“Lochcairn”

Newbigging, Auchtertool

OFFERS OVER £200,000

NEW TO THE MARKET – LARGE 3 DOUBLE BEDROOMED DETACHED BUNGALOW OCCUPYING A SUBSTANTIALLY SIZED CORNER PLOT. LOCATED WITHIN THE QUAIN AND HIGHLY SOUGHT AFTER VILLAGE OF AUCHTERTOOL, FIFE, EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT. **HOME REPORT AVAILABLE ON REQUEST** Accommodation comprises: Entrance vestibule, Hallway, Reception Room, Kitchen, Utility Room, Dining/Second public room, 3 Double Bedrooms, Bathroom, Oil fired heating system, Double Glazing, Large Gardens to front, side and rear, Three Garages and Driveway.



General Description

Fords Property are proud to present to the market this generously sized, three double bedroomed, detached bungalow. The bungalow itself occupies a large corner plot which subject to obtaining planning permission could offer the discerning purchaser the opportunity of extending the property further.

Situated within the charming and highly sought after village of Auchtertool, Fife this wonderful detached bungalow offers the prospective purchasers beautiful country views and walks with local amenities nearby including local public house/restaurant and Primary School.



With spacious accommodation formed over one level the property offers the prospective purchaser flexible and well proportioned living space.

Please note that although the property is carpeted throughout (apart from kitchen, utility and bathroom) the property benefits from having original wood floorboards underneath which could, if preferred, be easily restored.

On entrance to the property you are greeted with a vestibule leading through to the hallway providing access to all apartments. The hallway is of neutral décor with carpeting.

The bright and enormous reception room/lounge of the bungalow has large double glazed windows situated to the front and rear of the room engulfing the room with light. The reception room/lounge is extremely well proportioned and has ample floor space available for freestanding furniture. The reception room/lounge is of neutral décor with carpeting.



The kitchen is located with picturesque views over the front of the property and beyond. The sizeable breakfasting kitchen is well equipped with an array of wall and floor units with coordinating worktops and integrated electric oven and worktop hob. The kitchen has vinyl floor covering. Access to the second public room/dining room and utility room can be gained via the kitchen.

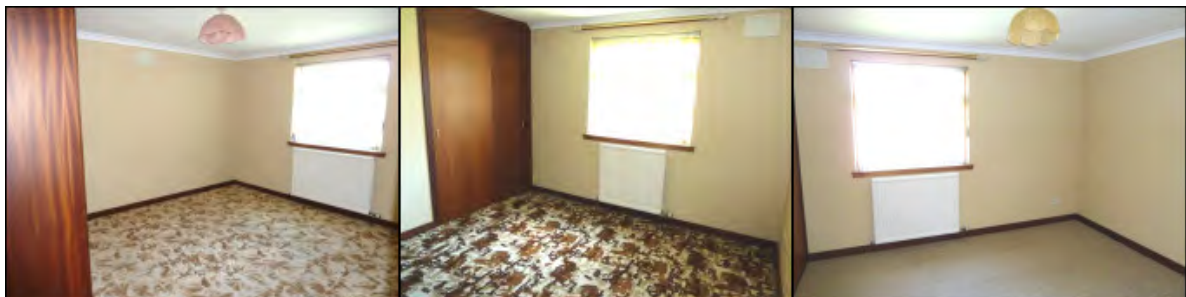


The large utility room has three reasonably sized storage cupboards one of which houses the oil heating system for the property. The utility room also benefits from having base units and sink fitted. Access to garden can be gained via utility room.

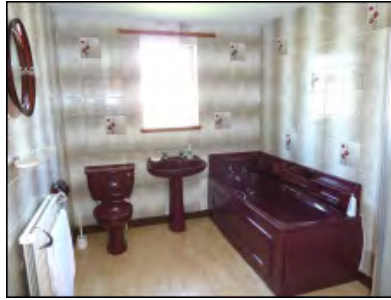
The generously sized second public room/dining room of the bungalow can be accessed via the kitchen or hallway. This room could be utilised to suit a variety of different uses such as a family room or dining room, if preferred by the prospective purchasers. This room is neutrally decorated with coordinating carpet.



The property boasts three well appointed double bedrooms all with fitted wardrobes, neutral décor and carpeting.



The family bathroom comprises three piece coloured suite and mains powered shower with freestanding shower cubicle. The bathroom has wood effect floor covering and decorative tiling to the walls.



There is also a study/box room within the property which is neutrally decorated with carpeting.

The bungalow is positioned on a large corner plot providing front, rear and side gardens. The gardens are designed for ease of maintenance and are mainly laid to lawn and mature shrubs. The property also has three garages and a large driveway providing ample space for off street parking.



Early viewing is highly recommended to appreciate this property to its full potential.



Location and Amenities

Auchtertool is a small village in Fife, located approximately four miles outside of Kirkcaldy. The Tiel Burn flows a few hundred yards south of the Auchtertool's Kirk and village, which was formerly known as Milton of Auchtertool. The village has a primary school and public house/restaurant. There are also bus links within the village.

Travel directions

Travelling from Bogily Road, B925 continue forward and enter Auchtertool, Fife. Continue forward and turn left into Newbigging. Lochcairn is indicated by a large For Sale board clearly on display.

Council Tax

Band E

Extras

Included in the sale price are all blinds, carpets, floor coverings, light fittings, fixtures.

Room Dimensions

RECEPTION ROOM -	7.25m x 4.37m
KITCHEN -	4.09m x 3.45m
DINING ROOM/SEC PUBLIC -	4.15m x 2.80m
UTILITY ROOM -	3.35m x 2.34m
BEDROOM 1 -	4.23m x 3.59m
BEDROOM 2 -	3.78m x 3.16m
BEDROOM 3 -	3.51m x 3.46m
STUDY -	3.44m x 1.41m (taken at widest points)
BATHROOM -	3.43m x 2.23m

Home Report

Please note that the Home Report for this property is available on request. Please contact our office for further details.

Viewing

If you would like to view this property please contact us to arrange an appointment. We will gladly assist you with any information you require or further advice that is needed.

Telephone: 01592 640630, Email: property@fords-solicitors.co.uk

FREE Pre-Sales Valuations

If you are to be selling your own property, you are welcome to contact our property department for a free, no-obligation valuation and a quotation for our services. We have many registered buyers and existing clients looking to buy all types of property.