



M o r g a n s

Ragnar House, Bogside  
By Alloa, FK10 3QD  
Offers over £299,950







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UNDER HOME REPORT VALUE. Approved planning for house expansion. Set amidst private mature grounds and spanning just under an acre on a private access road, this unique residence lies within the much sought after hamlet of Bogside approx 15 minutes from Dunfermline. Built in 1949 and substantially upgraded, Ragnar House is rarely available and must be viewed to appreciate the quiet rural setting which provides an idyllic haven, yet within easy reach of the motorway network to Edinburgh and Glasgow (approx 40 mins) and with Alloa Railway Station giving direct links to Glasgow and the West. There is full planning permission to extend the property to an eight apartment dwelling which as commercial premises would be ideal as a Guest House/B&B. This fabulous family home is steeped in charm and character both internally and externally. Viewing is essential. EPC RATING D





## LOCATION

Ragnar House is set within a highly central and accessible rural position in West Fife surrounded by open countryside. Ideally located for Culross coastal path. The property benefits from excellent communication links within easy driving distance of Scotland's major cities. The two bridges at Kincardine plus the Forth Road Bridge provide fast access to the national motorway network and the international airports at Edinburgh and Glasgow. Nearby Alloa Railway Station offers direct links to Glasgow and the West. Also within travel distance is the acclaimed Dollar Academy private school. There are local shopping facilities and services at Oakley (5 minutes by car) with a wide range of national and boutique shops at Dunfermline (15 minutes away). Ragnar House is well located to take advantage of the numerous leisure and recreational opportunities throughout Scotland. In addition to sailing on the Firth of Forth, golfing on local courses, fishing on local reservoirs and forest walks in the beautiful countryside there is a wealth of recreational opportunities in the vicinity.

## PLANNING PERMISSION

Full Planning Permission exists for an extension to the subjects which could provide potential for change of use to a Guest House/B&B. Plans available in Morgans office for extending.

## ACCOMMODATION

LIVING ROOM 15'5 x 14'5  
INTEGRAL CONSERVATORY 12'6 x 11'6  
KITCHEN/DINING ROOM 21'0 x 12'10  
BEDROOM 4/STUDY 12'6 x 9'10  
SHOWER/CLOAK ROOM 9'2 x 7'10  
BEDROOM 1 13'1 x 12'10

BEDROOM 2 12'10 x 11'2  
BEDROOM 3 11'6 x 9'2  
BATHROOM 9'2 x 7'10  
GARDEN STUDIO 19'4 x 9'6  
EXTERNAL UTILITY 10'2 x 3'11  
EXTERNAL W.C. 5'11 x 3'11

## EXTRAS INCLUDED IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

## VIEWING

Viewing by appointment with Morgans 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline head west for approximately eight miles (approximately 15 minutes) onto the A907 progressing towards the West Fife villages of Carnock and Oakley. Pass through Oakley and travel for several miles where you will see a turning on the right hand side for Devilla Quarry. Proceed up this road and take the turning on the left where Ragnar House is situated as indicated by our For Sale sign.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

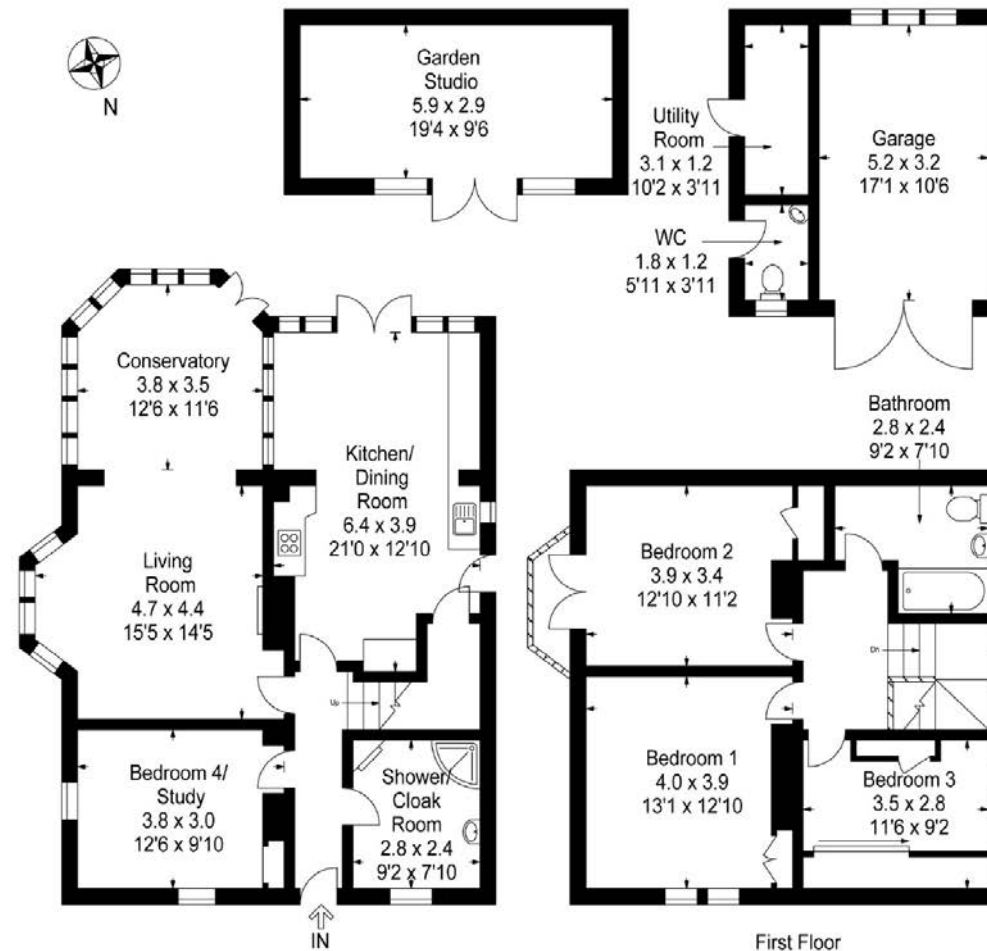
## AGENTS NOTE

The aerial view of Ragnar House was taken prior to the balcony being built.









Ground Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

**Morgans**

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS  
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE  
TEL: 01383 620222  
WWW.MORGANLAW.CO.UK

