



Bonnyton Farm Steading, Craiguscar Road, Dunfermline, KY12 9HT
Offers Over £435,000







Set amidst private mature grounds this unique steading lies in an enviable plot close to Dunfermline city centre. 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, Glasgow and beyond. This fabulous family home is a credit to the present owners and briefly comprises entrance porch, sitting room, dining kitchen, utility, family room with french doors to garden, study and wc facilities on the ground floor. On the upper level principal bedroom with en-suite facilities and walk in wardrobe, double bedroom with en-suite, two further bedrooms and family bathroom. Externally there is a driveway for several vehicles and walled garden to the rear. Essential viewing.





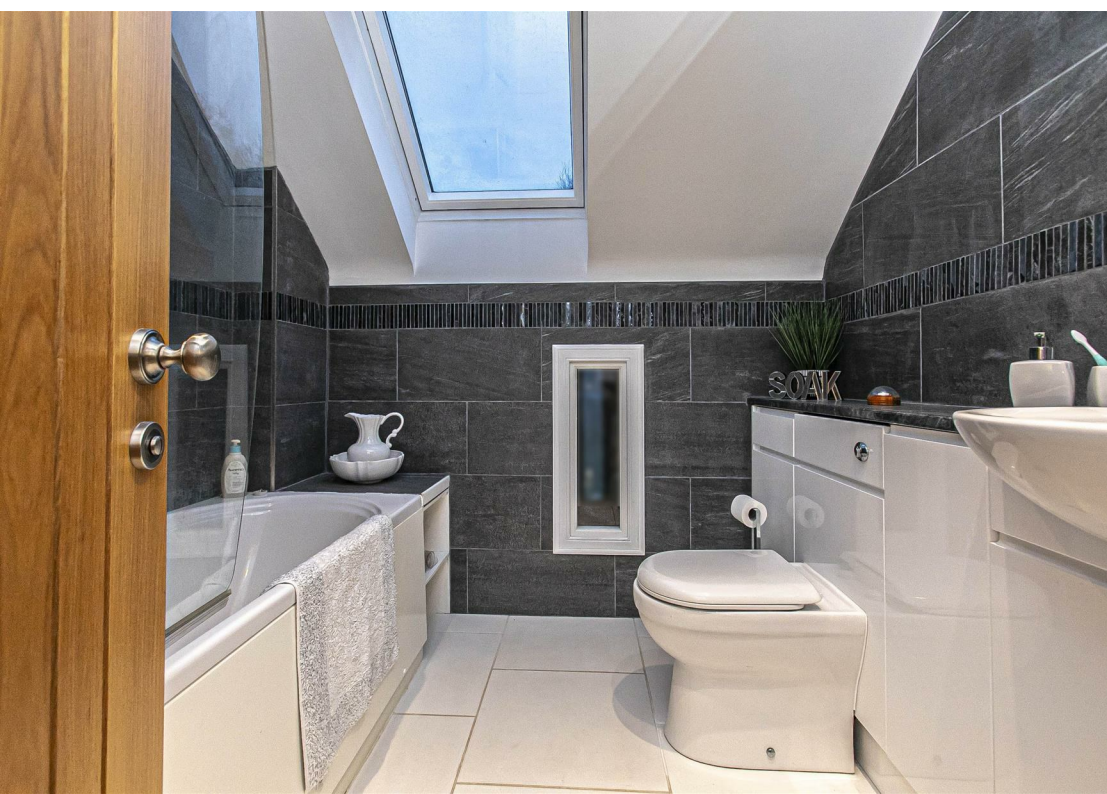
LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national. Please note the bus route at Pitbauchlie Bank goes to Dollar Academy.

EXTRAS INC IN SALE / AGENTS NOTE

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

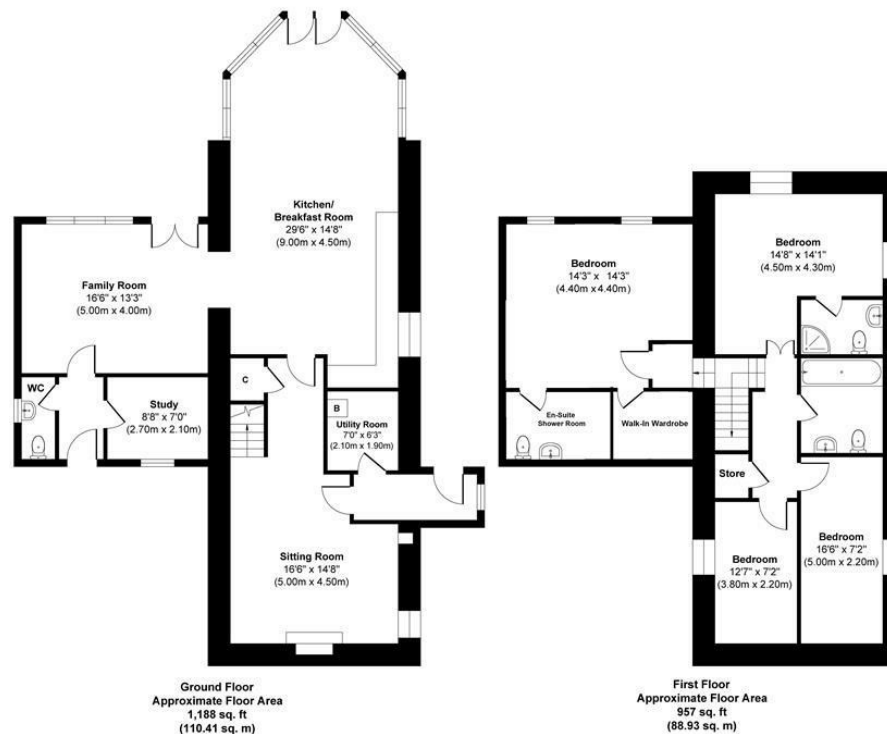
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.







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Approx. Gross Internal Floor Area 2,158 sq. ft / 200.47 sq. m
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SOLICITORS | PROPERTY

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.