



INCHDAIRNIE EAST LODGE
KINGGLASSIE

Galbraith



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Detached listed lodge house with excellent equestrian facilities set within 2.25 acres

Glenrothes 3 miles ■ Dunfermline 15 miles ■ Perth 25 miles
Edinburgh 29 miles

- 3 reception rooms. 3 bedrooms. Shower room.
- Large mono-block parking area.
- Log cabin/office.
- Excellent location for commuting.
- 3 horse boxes, pony box, tack room, hay shed, outdoor arena.
- 4 paddocks contained by post and rail fencing.
- Indoor and outdoor kennels.



Galbraith

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 OnTheMarket

SITUATION

Inchdairnie East Lodge is located in a lovely rural setting with views over open countryside to the south and west. It is in an ideal location for commuting and very well placed for access to Glenrothes and Dunfermline as well as Fife's charming East Neuk and there is rapid access to Edinburgh and Perth via the main M90 motorway that runs through west Fife. There are railway stations in Markinch, Thornton and Kirkcaldy with Edinburgh Airport about a 26 mile drive to the south.

Nearby Kinglassie provides day to day amenities including a primary school, whilst a wider range of amenities are available within a short driving distance in Glenrothes, which has a swimming pool and sports centre (Michael Woods), a choice of supermarkets, a golf course and a small air field. Kinross is only 12 miles distant to the west and offers additional amenities and benefits from nearby Loch Leven's Larder and Vane Farm Nature Reserve on the banks of Loch Leven. Numerous primary and secondary schools available are within Glenrothes with independent schooling provided at St. Leonards in St. Andrews, Dollar Academy, Strathallan, Kilgraston and the High School of Dundee.

The beautiful rolling countryside of Fife is a lovely mix of farmland, coastline, hill and river. The result provides a fine choice for the outdoor enthusiast with walking, cycling, riding, sailing and of course golf all readily available at Glenrothes Golf Course and Balbirnie Park Golf Course. The farmland immediately south of the property offers ideal hacking facilities and paths for riding and walking. Bowhouse Scottish Equestrian Centre with its indoor and outdoor arenas and hacking is located only 1 mile away in Kinglassie and Fife riding club is located nearby in Glenrothes.

DESCRIPTION

The original part of Inchdairnie East Lodge dates from the mid-19th century when it was built as the lodge for Inchdairnie House. The original part of the property is built of stone under a tiled roof with the property being later extended through the years to provide a spacious home providing a blend of period and more modern features. The house is approached from a generous mono-block driveway, which leads up to the main entrance. Internally the accommodation offers spacious, flexible and well-proportioned accommodation on the one level extending to 182sqm and benefits from many fine features including hard wood flooring and some of the original features.

The kitchen/dining room is a lovely bright room with triple aspect windows providing views over the countryside. It is fitted with wall and floor units, integrated dishwasher, integrated fridge and central breakfast bar. From here a hallway leads to the rest of the accommodation including 3 good sized double bedrooms all with fitted wardrobes. The bathroom has a separate shower and Jacuzzi bath and there is a further shower room with walk-in shower. There is access by ladder to an open attic which is floored. The family room has double aspect windows and traditional fireplace with log burner and a lovely stone wall feature leading to what was originally the front door of the property. The utility room is fully fitted with floor and wall units and sink and has a large walk-in pantry and plumbing for washing machine. Completing the accommodation is the sitting room with log burner and lovely bay window.

ACCOMMODATION

Open plan kitchen/dining room, sitting room, family room, 3 bedrooms, bathroom, shower room, utility room,

GARDEN

The property is surround by timber fencing and hedges. It is entered through wrought iron electric gates onto a mono-block driveway which can house up to 8 cars and there is also chipped parking area. Grassed areas sweep round the property to a south facing large decked area. A timber built log cabin which can have many uses is to the rear of the property and has a log burner, light, power and a phone line.

There are 4 paddocks (approximately 1.64acres in total) contained by post and rail fencing. The stable block which has electric power and light and a water supply comprises: 1 pony box, 3 horse boxes, hay shed and tack room with kennels.

Outdoor timber kennels.

Rubber crumb outdoor arena which is partly floodlit.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Inchdairnie East Lodge	Mains	Mains	Private drainage to septic tank	Freehold	Gas Central Heating	Band E	Band D

DIRECTIONS

Take the north bound A92 and exit at the Bankhead roundabout in Glenrothes. Taking the B921 towards Kinglassie, passing 2 roundabouts. Continue along this road and the property is accessed on the left via a farm road arriving at electric wrought iron gates.

POST CODE

KY5 0UJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///wharfs.token.tonal

FIXTURES AND FITTINGS

American style fridge freezer in utility room, 5-burner cooker and 4 bar stools in kitchen and all fitted blinds are included. Hot tub is available by separate negotiation. No other items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

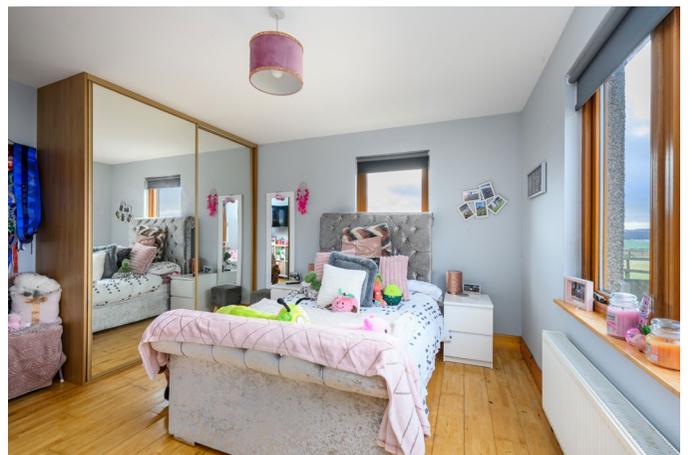
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

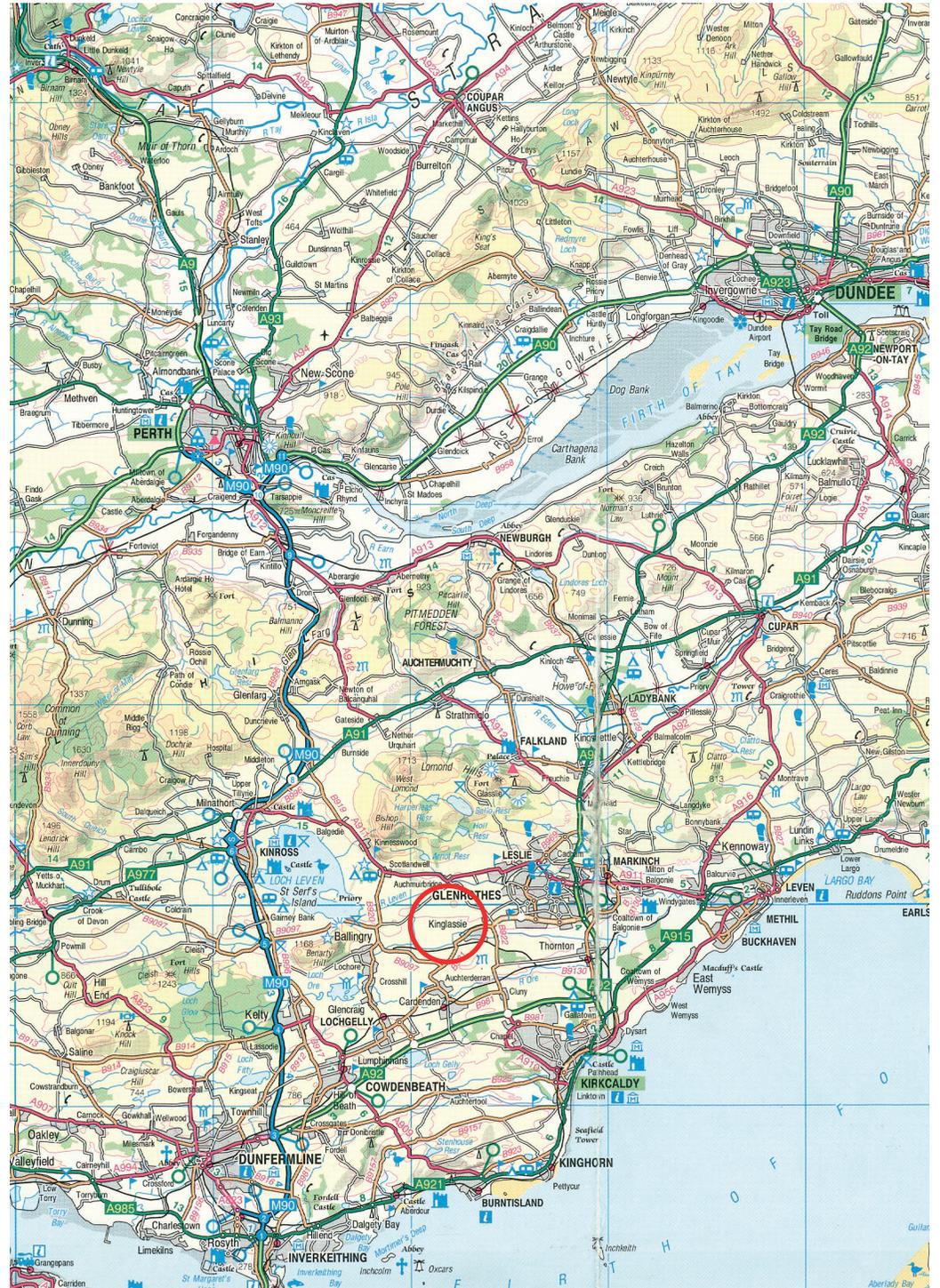
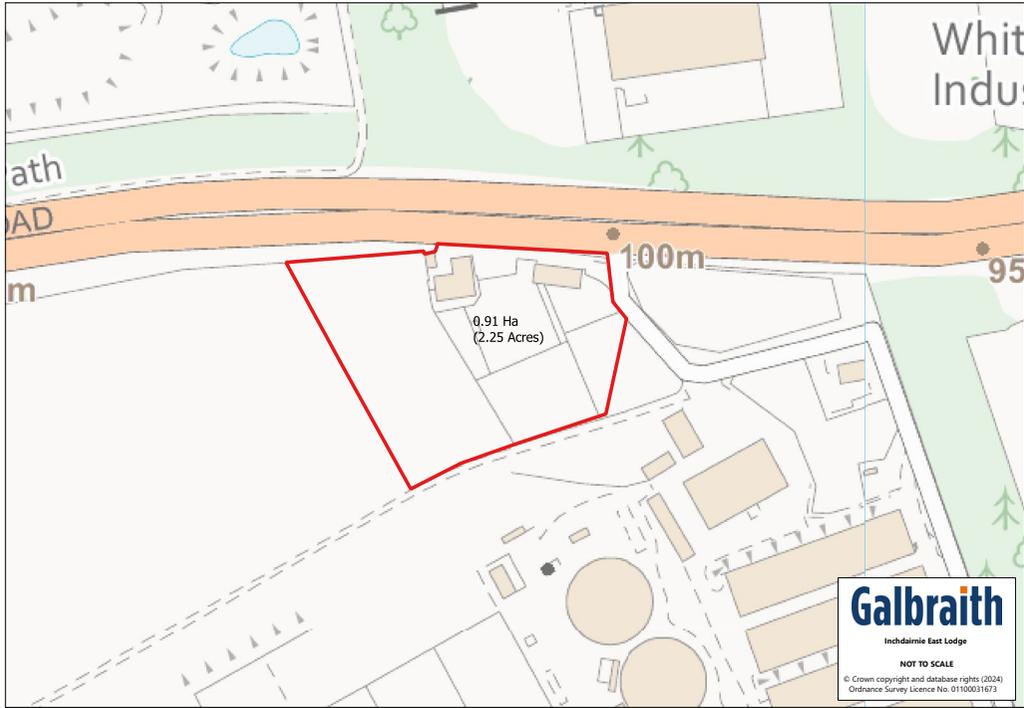
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2024.

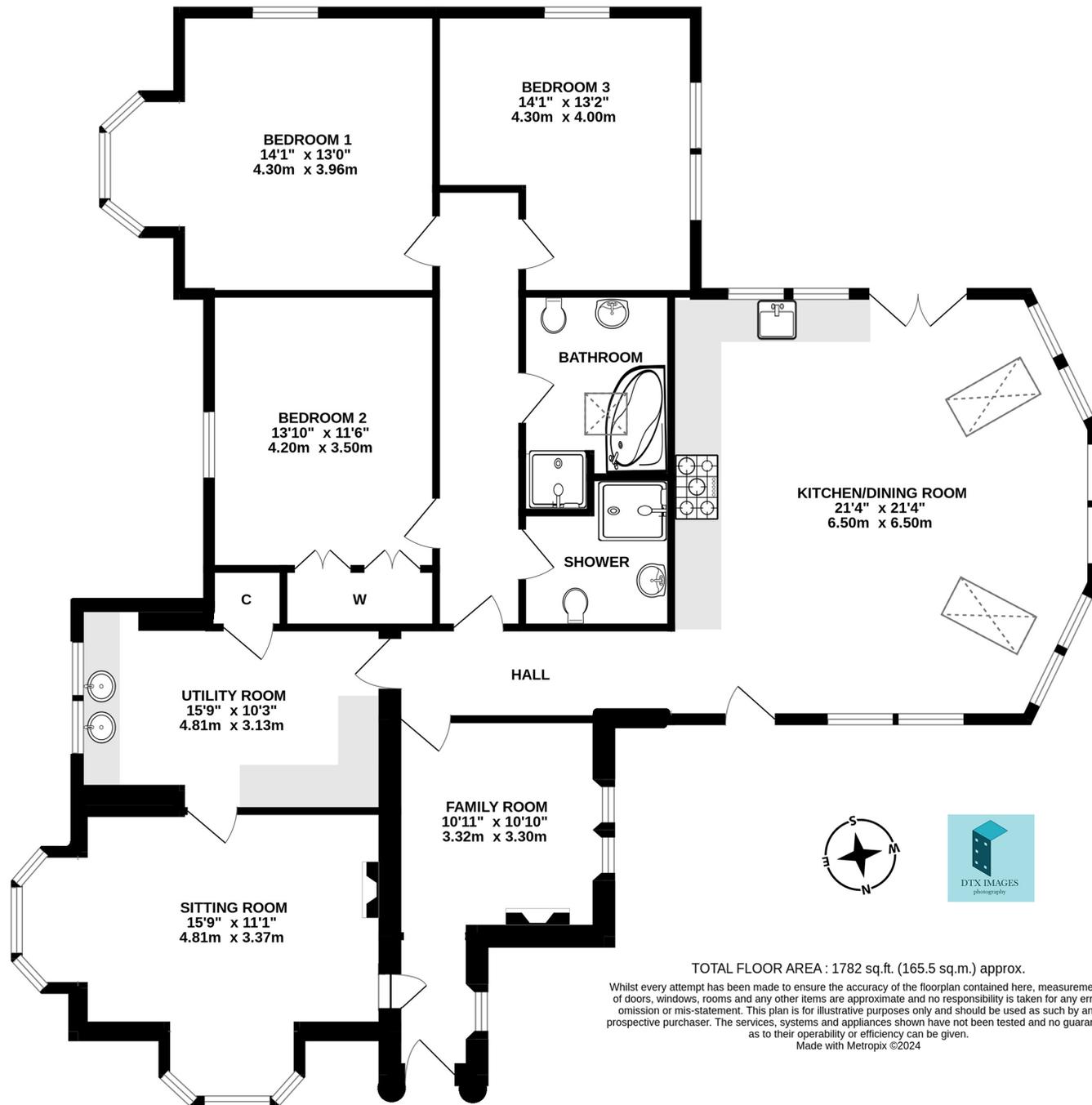












TOTAL FLOOR AREA : 1782 sq.ft. (165.5 sq.m.) approx.

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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