



MILLDEANS COTTAGE
LESLIE, GLENROTHES, FIFE

Galbraith



MILLDEANS COTTAGE, LESLIE, GLENROTHES, FIFE

Charming rural bungalow set in over 5 acres of land
with stables

Glenrothes 4 miles ■ Edinburgh 32 miles ■ Cupar 14 miles

- Lounge with office off, kitchen/dining room, 4 bedrooms (1 en suite), WC and bathroom.
- 5 acre paddock with stable facilities.
- Attached double garage, garden shed and greenhouse.
- Spacious garden and generous parking area.
- Lovely rural aspect with views of the Lomond Hills.
- Ideal placed for commuting.

Acreage 5.5 acres (2.2 hectares) in all

Galbraith

Cupar
01334 659980
cupar@galbraithgroup.com

 OnTheMarket



SITUATION

Milldeans Cottage is situated in a rural area about 1 mile to the south-west from Leslie in central Fife. The burgh town of Leslie (famous for paper making) offers a number of community facilities including shops, pubs, restaurants, primary school and library, whilst a wider range of amenities are available within a short driving distance in Glenrothes, which has a swimming pool and sports centre at Michael Woods, a choice of supermarkets, a golf course and a small air field in addition to three secondary schools and a train station. 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. The Lomond Hills are visible to the north and offer an excellent opportunity for walking, cycling and outdoor recreation. The property is well placed for access to Edinburgh (32 miles), St. Andrews (21 miles) and Perth (28 miles).

The area offers ready access to some glorious countryside which is home to an array of wildlife and, for the outdoor enthusiast, offers easy access to a wide range of recreational pursuits including walking, riding, cycling and golf, with many highly rated courses within easy reach including the world famous courses at St Andrews and Gleneagles. State schooling is available nearby, for which transport is provided, with private schooling being provided at Dollar Academy, The High School of Dundee and Kilgraston. There are mainline railway stations in Markinch (3 miles) and Kirkcaldy with Edinburgh Airport approximately a forty minute drive to the south. Park and Ride facilities are available in Halbeath for access to Edinburgh, Perth and beyond.

For equestrian enthusiasts there are miles of off road hacking in the area as well as a range of excellent equestrian centres and local riding clubs in the area.

DESCRIPTION

Milldeans Cottage was built in 2008 and comprises a lovely modern bungalow in move in condition offering spacious and well-proportioned accommodation on one level extends to about 161 sqm. The property enjoys lovely rural views over its own five acre paddock to the Lomond Hills to the north as well as Largo Law to the east.





ACCOMMODATION

Entrance Hall, Lounge with Office, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms, Open Plan Kitchen/Dining, Utility, WC and Bathroom.

GARDEN AND GROUNDS

The house is set in lovely mature gardens which are largely laid to lawn. Adjacent to the house is a large paddock of circa 5 acres contained by fencing and hedging and offers good quality grazing on a gentle slope. The property also offers a stables building as well as a garden shed and a greenhouse.

Attached to the side of the house and approached from the private driveway is a double garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Milldeans Cottage	Mains	Mains	Private septic tank	Freehold	Oil boiler	Band F	C

ACCESS

Milldeans Cottage is accessed from Leslie High Street, Prinlaws Road and via a stone bridge over the River Leven. It is understood Milldeans Cottage and two other properties are liable for the upkeep, maintenance and renewal of the service road, including the bridge, which is owned by the neighbouring land owner.

Milldeans Cottage is accessed through Milldeans Farm. The roads comprise a range of tarmac roads and rough tracks. There is a Core Path (P346/04) round the south and east side of the property.

POST CODE

KY6 3EX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///cherub.cute.attaching

Planning Status

Nearby land to the south-east of the property is zoned for residential development.

FIXTURES AND FITTINGS

No 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.



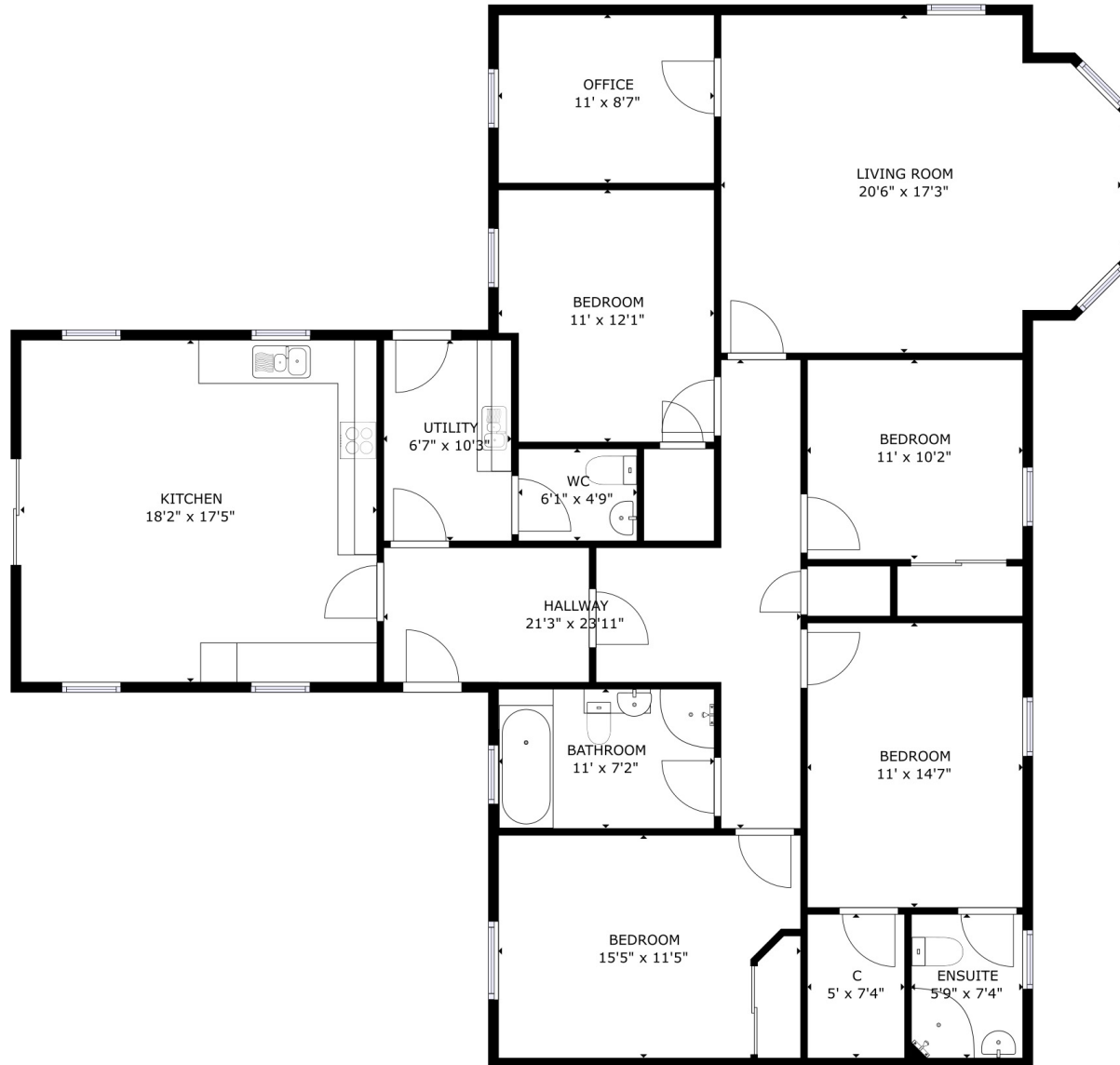


IMPORTANT NOTES

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 October 2023.



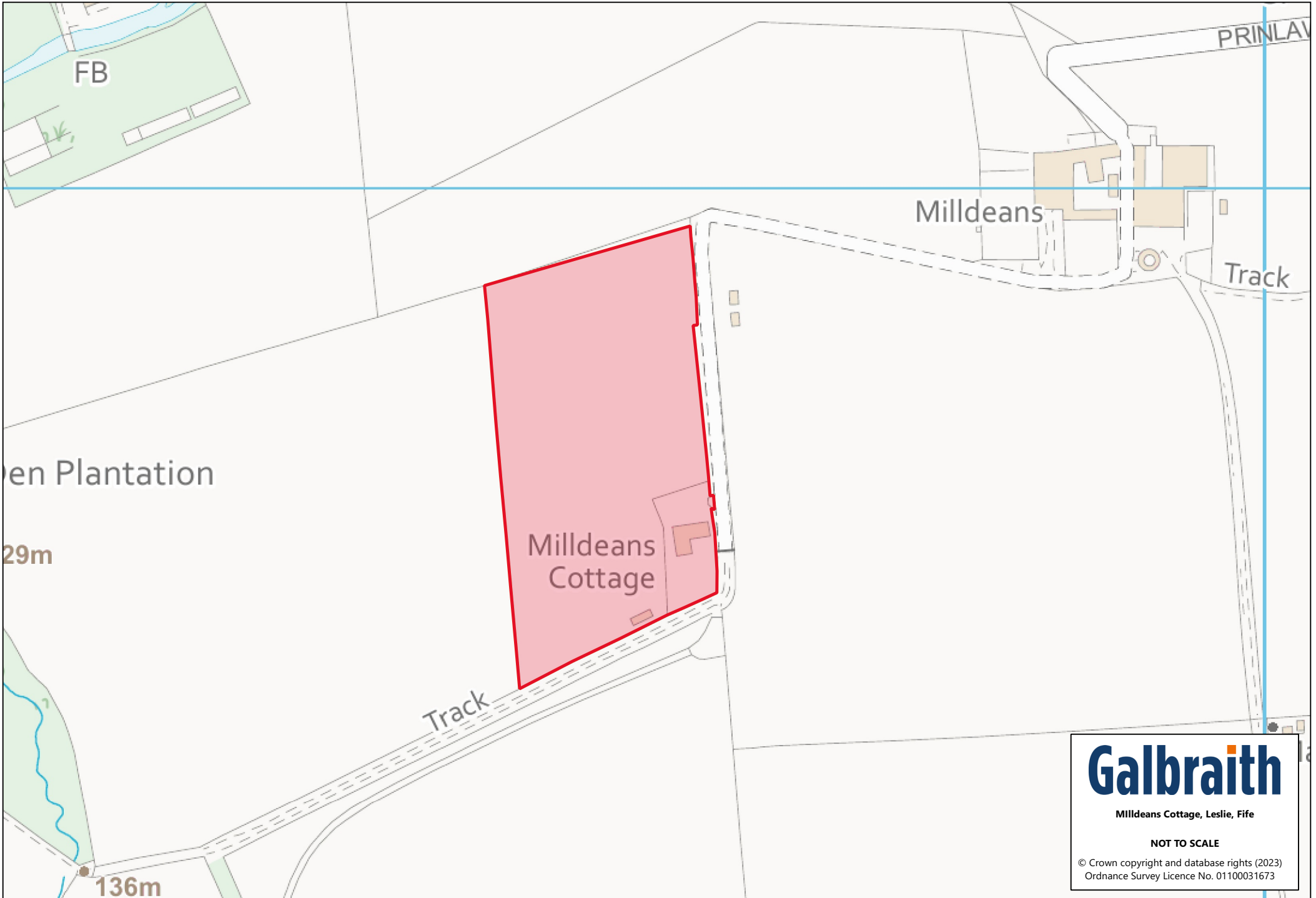




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GROSS INTERNAL AREA
 FLOOR 1: 1906 sq ft
 TOTAL: 1906 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Milldeans Cottage, Leslie, Fife

NOT TO SCALE

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