



## Marionville

Donibristle, Cowdenbeath, Fife, KY4 8EU

**Galbraith**

# Marionville, Donibristle, Cowdenbeath, Fife



Edinburgh 20 miles   Dunfermline 6 miles   Aberdour 3 miles



 4    3    4

Modern country house with a paddock and an excellent range of outbuildings.

4 reception rooms. 4 bedrooms (1 en suite). 2 bathrooms.

First floor balcony with outstanding views with the Queensferry Crossing visible.

Double garage. Useful tractor shed. Stable buildings with tack room.

Paddock.

Highly accessible rural location ideal for commuting.

About 3.25 acres (1.32 hectares).

**Offers Over £520,000**



# Marionville

## SITUATION

Marionville is a spacious modern house set in a rural location near Crossgates with distant views over open countryside to the Lothian hills in the distance. The nearby town of Burntisland offers a good range of local amenities and facilities with a wider offering on hand a few miles to the east in Kirkcaldy and a few miles to the west in Dunfermline. The sought after village of Aberdour is only three miles distant. Edinburgh is about 20 miles drive to the south. The area offers ready access to the beautiful rolling countryside of Fife with a lovely mix of farmland, coastline, hill and river, the result being a fine choice for the outdoor enthusiast with walking, cycling, riding, sailing and of course golf all readily available. The area is also home to an array of wildlife with the wide open spaces of the Lomond Hills offering considerable scope for recreational pursuits.

There are many highly regarded golf courses in the county including Ladybank, Lundin Links and Elie along with the many fine courses in and around St. Andrews with the renowned Old Course regularly hosting the British Open. State schooling is available locally with independent schooling being provided at a number of highly rated Edinburgh schools as well as Dollar, St. Leonards in St. Andrews and several schools in the Perth area. There are railway stations in Burntisland itself, Aberdour, Kinghorn and Inverkeithing with Edinburgh Airport about a twenty minute drive from the property.

## DESCRIPTION

Marionville comprises an impressive and substantial detached country house built by a local farmer in the 1960s. The property was substantially upgraded in the 1990s. Generously proportioned and well presented, the accommodation extends to about 245 sqm over two levels and comprises excellent living space. The house is approached from a tarmac driveway, which leads up to a paved terrace to the front porch. From here the main hallway gives access to ground floor accommodation including dining room with open fire, games room, office, sitting room/bedroom 4 and a bathroom. A further door leads to the living room/bedroom fitted kitchen leading to utility room which has a door to the rear.





# Marionville

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There is also a back porch with a pantry at the rear of the house.

On the first floor to the front is a large balcony with outstanding, far-reaching views. The three bedrooms all have fitted wardrobes with one of the bedrooms also having an ensuite. The sitting room to the front of the property has double aspect windows and an open fire. A WC and the large bathroom with separate shower complete the accommodation on the first floor. Steps lead up from the north-west bedroom to a large attic room with separate cupboards and excellent for storage.

## ACCOMMODATION

Ground Floor: Front & back porch, dining room, games room, living room/bedroom 4, kitchen/breakfast room, office, bathroom, utility room/back door.

First Floor: Sitting room, landing with doors out to balcony, 3 bedrooms (1 en suite), bathroom. W.C.

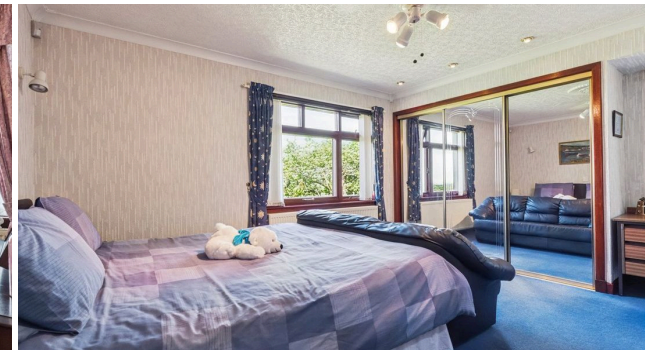
Attic room with Velux window.

## GARDEN AND GROUNDS

Marionville is approached from the public road by a tarmac drive which leads to a generous parking area and a substantial garage built to the east side of the house. A mature garden is wrapped around the property with the front garden mainly being laid to lawn with a feature fountain and patio areas. The property benefits from pony grazing adjacent to the house along with good stabling including 3 loose boxes and tac room and a useful compact tractor/store shed. The grounds extend to about 3.25 acres in all.

## FLOOD RISK

Flood maps of the area can be viewed at  
<https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



















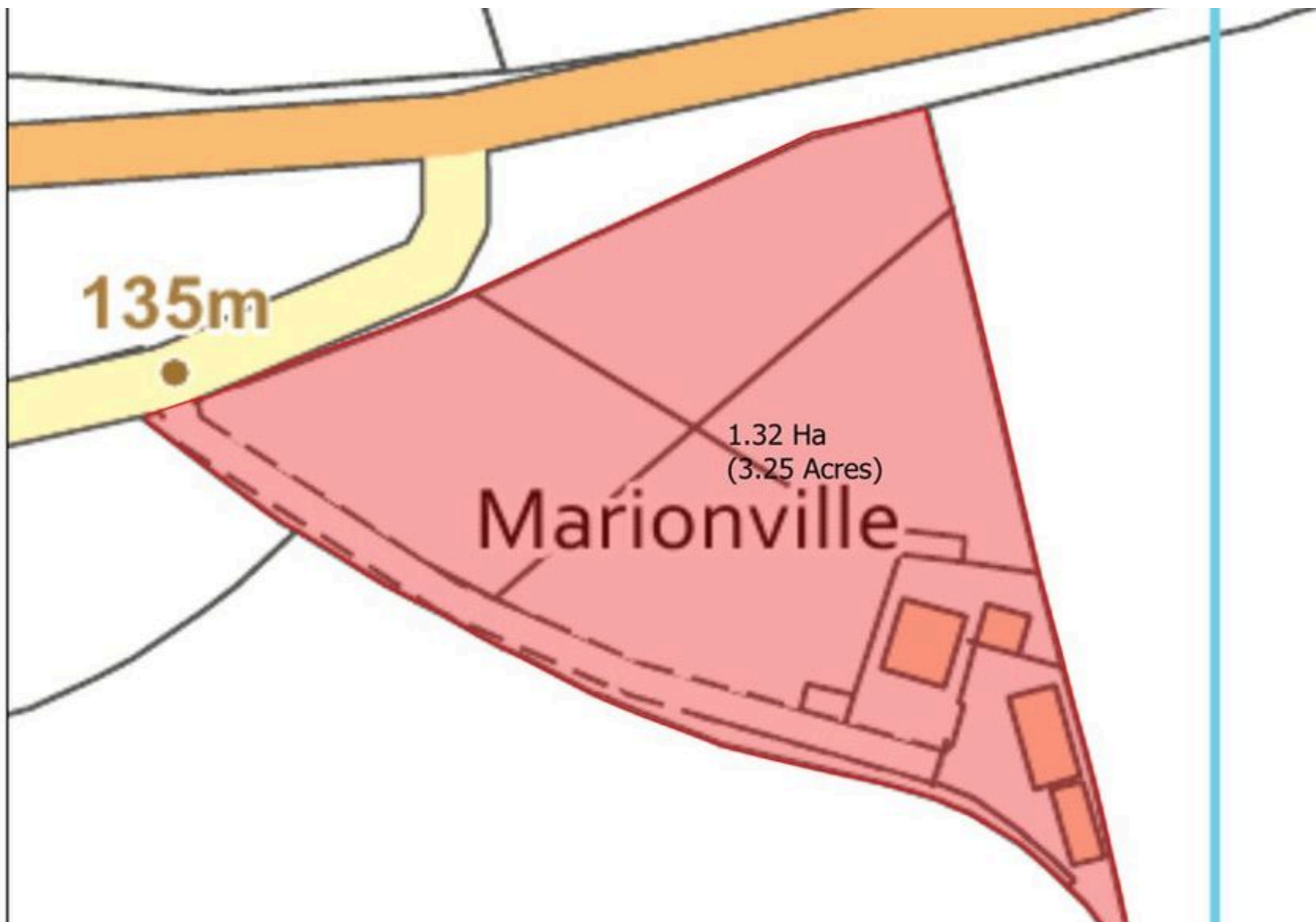
#### IMPORTANT NOTES:

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 12/05/2025.

#### 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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.





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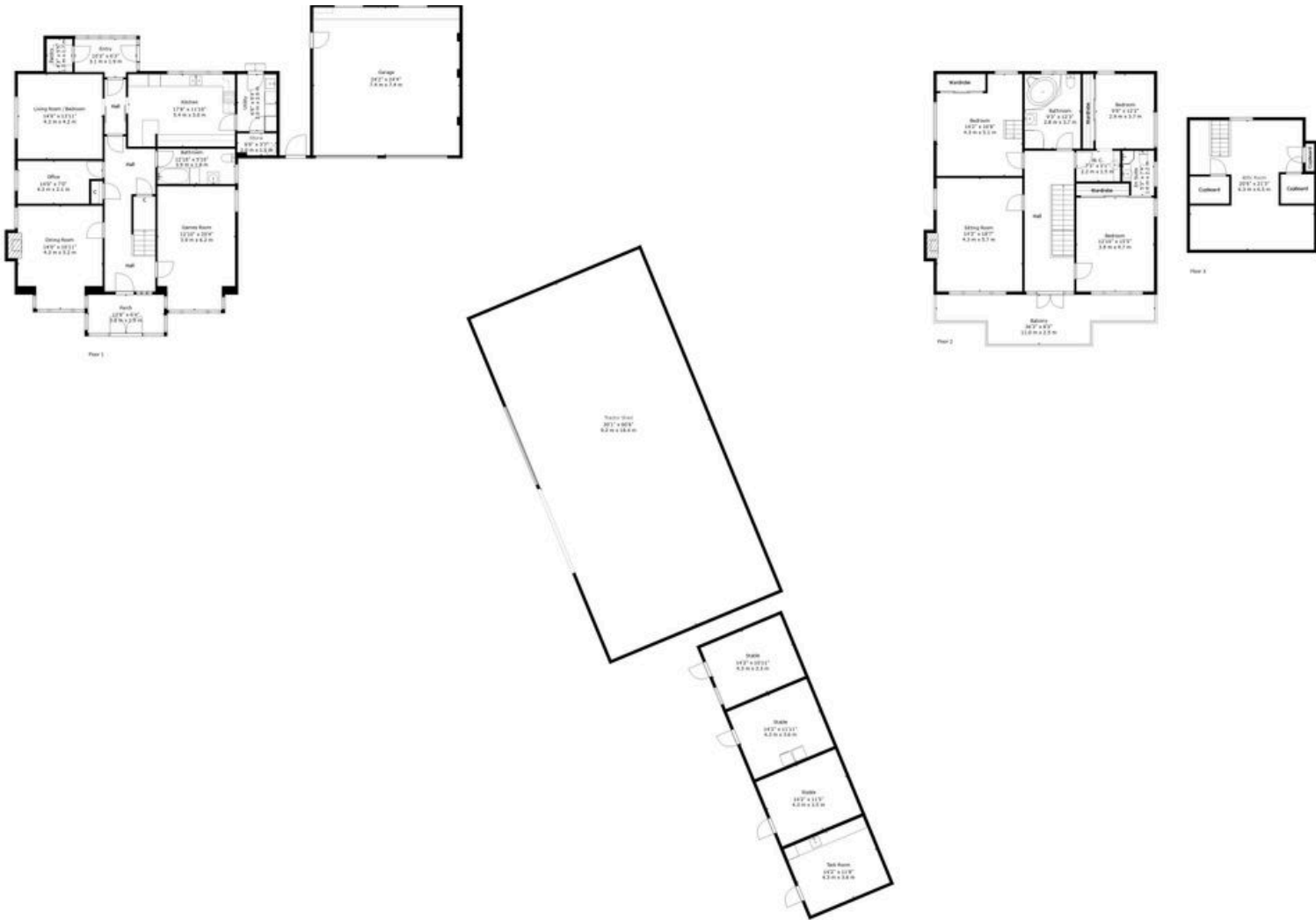


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# Plans

Total Area: 245 sqm





# Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



## Tenure

Freehold

## Local Authority

Fife Council

## Council Tax

G

## EPC

D



# Services

## Water

Mains

## Electricity

Mains

## Drainage

Private

## Central Heating

Oil

## Internet

FTTP



# Additional Information

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.





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**Galbraith**