

Stevenson Marshall
Property & Law

Gowkhall Dairy, Clune Road, Gowkhall, by Dunfermline, KY12 9NZ

Offers around £185,000

Rarely available, a detached cottage dating back to around 1875, set with generous garden grounds, with original outbuildings and house plot offering excellent development opportunity. The house plot has planning permission for a dwellinghouse to the west side of the plot. Fife Council planning application number 25/00104/PPP.

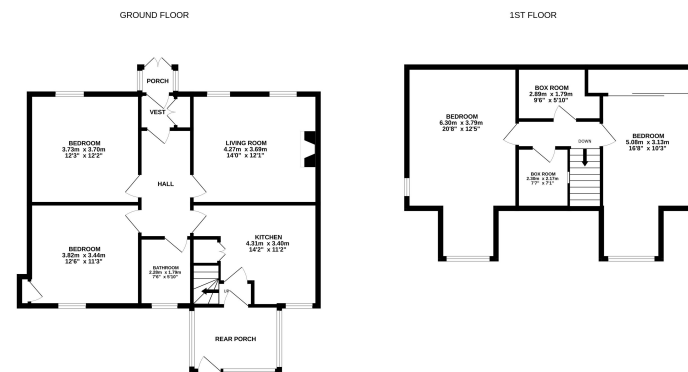
The cottage boasts a flexible internal layout which includes a reception hallway, lounge, dining room, downstairs bedroom, dining kitchen, porch, upper landing, two further double bedrooms and two walk in cupboards.





Gas central heating and double glazed windows are installed, although the property would benefit from extensive cosmetic work and general upgrading throughout. The floor area is approximately 134 square meters (1,442 square feet). EPC rating: F. The walled plot features an extensive lawn, patio areas, many mature trees, maximum privacy, peaceful setting, south facing aspect to rear and two large brick built outbuildings. The larger of the two buildings is used as a garage/workshop and the smaller outbuilding as a coal store. There is ample off street parking for several vehicles.





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Gowkhill is a small hamlet, surrounded by open countryside approximately four miles west of Dunfermline City Centre. The nearby village of Carnock has a primary school and public house/restaurant. There are also regular bus services connecting the area to Dunfermline and Oakley, where there is a wider range of facilities and amenities. Forrester Park 18 hole golf course (including two restaurants) is located one mile away.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. All photographs taken during summer time.



An appointment to view can be made by contacting selling agents on 01383 721141.

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