

KINNINY BRAES CROMBIE POINT, DUNFERMLINE KY12 8LQ

HARPER & STONE
ESTATE & LETTING AGENTS





KINNINY BRAES CROMBIE POINT

DUNFERMLINE, KY12 8LQ

PROPERTY FEATURES

- Quintessentially charming 3 bedroom detached cottage Circa 1745
- Positioned within approximately 1 acre of beautiful, low maintenance garden grounds
- Idyllic setting at Crombie Point on the River Forth with views to the Pentland Hills
- Full Planning for significant redevelopment including a triple two-storey garage
- 2 generous double bedrooms upstairs
- Large lounge / third bedroom
- Dining room with snug creating an open plan living space
- Outhouse with significant storage and useable space
- Chain free
- Early viewing a must

Steeped in character and beautifully positioned at Crombie Point on the banks of the River Forth, Kinniny Braes is an idyllic period home dating back to circa 1745 which Harper & Stone are delighted to present to the market. Later the property was thoughtfully extended in the 1980s to create wonderfully flexible living space. Approaching the house, one immediately senses its heritage and serenity, stepping inside feels almost like wrapping oneself in a warm blanket, an atmosphere of welcome, comfort and stillness that flows throughout, augmented by stunning views of the River Forth from all south facing windows. With approximately 100 square meters of accommodation and approximately 1 acre of enchanting mature low maintenance garden grounds, this is a home that offers beauty, peace and a deep connection to its unique setting.

The Accommodation is Presented as Below:

Ground Floor: Hall, Living/Dining Room with large Kitchen off and Lounge/Bedroom 3.

First Floor: Two Bedrooms and a Bathroom.

Outhouse: Providing significant storage and useable space.

Entering through the traditional front door, the welcoming hallway sets the tone for the charm and character to follow. To the left sits the elegant lounge, complete with a feature gas fire set within a solid wood surround, deep sill window and working shutters. This room has also previously served as a third bedroom, exemplifying the versatility of the layout.

To the right, the dining room offers a warm and inviting entertaining space, complemented by an adjoining snug and living area. A living flame gas fire with decorative tiled facing and wooden surround creates a focal point, while the dual aspect design allows light to gently filter through. Again there is a deep sill window and working shutters.

Flowing on, the kitchen spans the rear of the home, a generous and practical space with an extensive selection of wall and base units. There is ample room for freestanding appliances, which are not included in the sale, and the layout offers scope for enhancement, making it a superb canvas for culinary ambitions.

Ascending the circular staircase, the first floor reveals two generous front facing bedrooms, each benefiting from panoramic views across the River Forth, tranquil outlooks that shift beautifully with the light and seasons. The family bathroom completes the upper level, fitted with bath and over bath shower, pedestal wash hand basin and WC.

The grounds of Kinniny Braes are truly exceptional. Stretching to approximately 1 acre, the gardens are a tapestry of mature trees, shrubs and perennial planting, designed for ease of maintenance while delivering year round beauty. Spring brings a mesmerising bluebell extravaganza, carpeting the landscape in vibrant colour. Throughout the grounds are multiple seating areas, perfect for soaking in the views, with the Beacon Viewpoint offering a particularly breathtaking vantage over the Firth of Forth.



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Kinniny Braes is a truly rare offering, a home of real soul and history, set against one of Fife's most picturesque coastal backdrops. Whether as a peaceful retreat, a haven for nature lovers or a characterful family home, it promises a lifestyle defined by tranquillity, heritage and natural beauty. Early viewing is strongly encouraged to fully appreciate all that this remarkable property has to offer. Planning permission has previously been granted for significant redevelopment including a triple two-storey garage, offering exciting potential for future owners. The Planning Reference is 24/0107/FULL - Alternative Reference is 100612636-002 and can be viewed on Fife Council's Website.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller. The Vendors will be taking one of the garden sheds with them but leaving the remaining three.

Viewings are strictly by appointment only via Harper & Stone.

Navigation////call.meatballs.creamed

Council Tax Band F
EER Band F

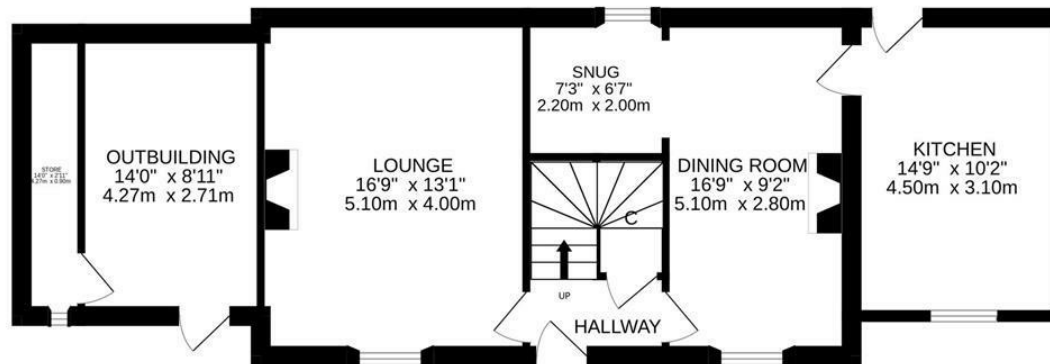
Water: Mains
Sewage: Private Septic Tank
Heating: LPG

Crombie Point is located in the parish of Torryburn, district of Dunfermline, county of Fife. It has a rich history that dates back to its significance as an ancient crossing point / pier across the river Forth for Dunfermline's manufactures particularly the linen trade. Lying approximately 4 miles South West of Dunfermline the location offers an ideal and popular commuter base, with the Forth and Kincardine Bridges allowing access towards Edinburgh and Glasgow. Railway links are available in Dunfermline, Larbert, Inverkeithing and Rosyth. Crombie Point boasts links on the Millenium Cycle Way and Fife Coastal Path between many of the West Fife coastal villages. Dunfermline provides a good range of schooling, shopping and entertainment facilities and for private schooling, Dollar Academy is a 25 minute drive away with private bus availability at nearby Cairneyhill and Torryburn. The immediate area boasts the beach and pier at Crombie Point and country walks on the Fife Coastal Path and other nearby villages such as Culross, Torryburn and Limekilns are all within easy reach.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

