



The Hideaway House, Kingseat Road, Dunfermline, KY12 0UB

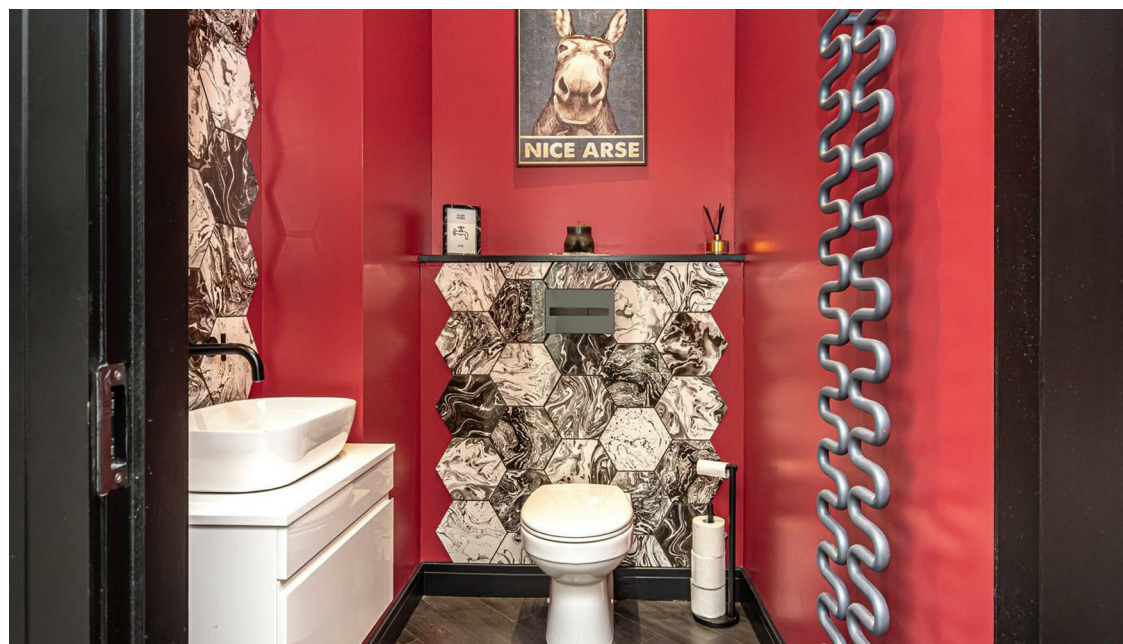
Offers Over £625,000







Our clients set out to pursue their vision of a dream home by completely renovating what was once a popular restaurant to the east of Dunfermline. The Hideaway is completely unique with custom made elements which make the final result the ultimate family home. Located on a most private and enviable setting with a truly panoramic view over the countryside and farmland. This outstanding design is contemporary, stylish and versatile with every double bedroom having its own en-suite, three of which have dressing rooms and the master has a free standing roll top bath. The accommodation is finished to the highest of standards with quality fixtures and fittings throughout. It comprises a welcoming reception hall, w.c facilities, beautifully presented open plan luxury kitchen and family room with wood burner complimented by the breathtaking views. There is a fully equipped cinema room and a few steps off the kitchen lead to raised dining area with mood lighting and large pantry/utility and boot room. There are five double bedrooms with five en-suites and three dressing rooms together with separate office/gym. The landscaped gardens and grounds are private and secluded with raised decking and feature sunken Hot Tub. An excellent entertaining space for alfresco dining and superb outdoor bar with tiled patio. The driveway gives access for many vehicles.





LOCATION

The Hideaway is situated to the east of Dunfermline City Centre with Halbeath Retail Park a short drive away with a wide variety of well known retail shops and Asda Superstore.

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

EXTRAS INC. IN SALE / AGENTS NOTE

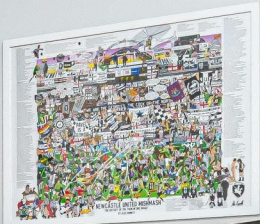
All floor coverings, blinds, bathroom fittings together with integrated kitchen appliances. Please note items of furniture and additional features of this home are available by separate negotiation.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.





ST. JAMES' PARK NE1
NEWCASTLE UNITED FOOTBALL CLUB







This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

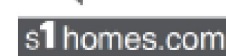


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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.