



Morgans

PROPERTY

Ellel Cottage , Dunfermline, KY12 8ER

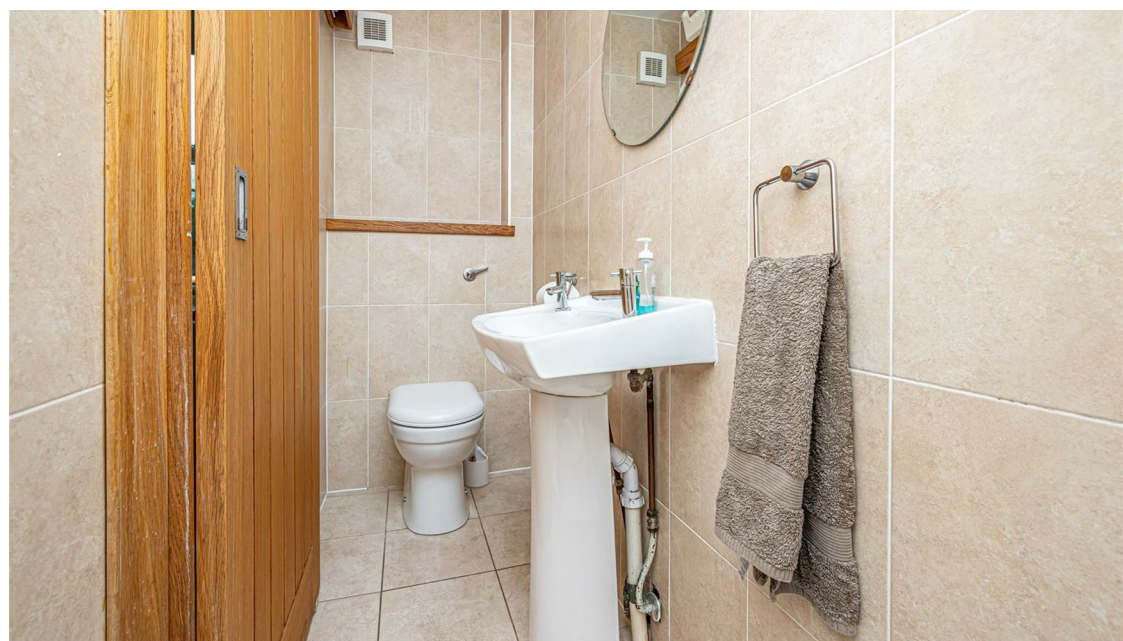
Offers Over £390,000







We are delighted to bring to the market this exceptional detached dwelling house spread over two levels with panoramic countryside views, an idyllic haven, nestled quietly in the small hamlet of Shiresmill. The gardens and grounds are well established with mature plants, trees and shrubs with patio and seating areas making this semi rural home a truly private and sought after residence. Dating back to the 1800's, this Georgian house has been extended in later years to form a generous family home. The property is beautifully presented throughout with quality fixtures and fittings. It is flexible, in that the upper level benefits from a further lounge or could be used as an office with unspoilt views over farmland leading through to a further double bedroom. The accommodation on the ground floor briefly comprises entrance hallway, sitting room with space for dining table and chairs and feature stove. Fully fitted bespoke kitchen with integrated appliances, master bedroom with generous en-suite and two further double bedrooms with guest en-suite facilities. There is a four piece family bathroom which completes the accommodation. The property has a paved driveway with access for several vehicles and there is a summerhouse and large garden shed. The subjects are double glazed with gas central heating.





LOCATION

Shiresmill is approximately one mile to the south of Blairhall one of West Fife's small villages. Beyond Shiresmill and to the west of the Bluther Burn, stands the 17th-century laird's house of Blairhall, which was the birthplace (c.1630) of Sir William Bruce, later baronet of Balcaskie and then Kinross, and Surveyor-General to King Charles II. Blairhall provides local amenities of shops and schools with bus and road links taking you towards the City of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making the area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland. Shiresmill is well placed for access to the A985 towards Kincardine Bridge taking you to the west.

EXTRAS INC. IN SALE /AGENTS NOTE

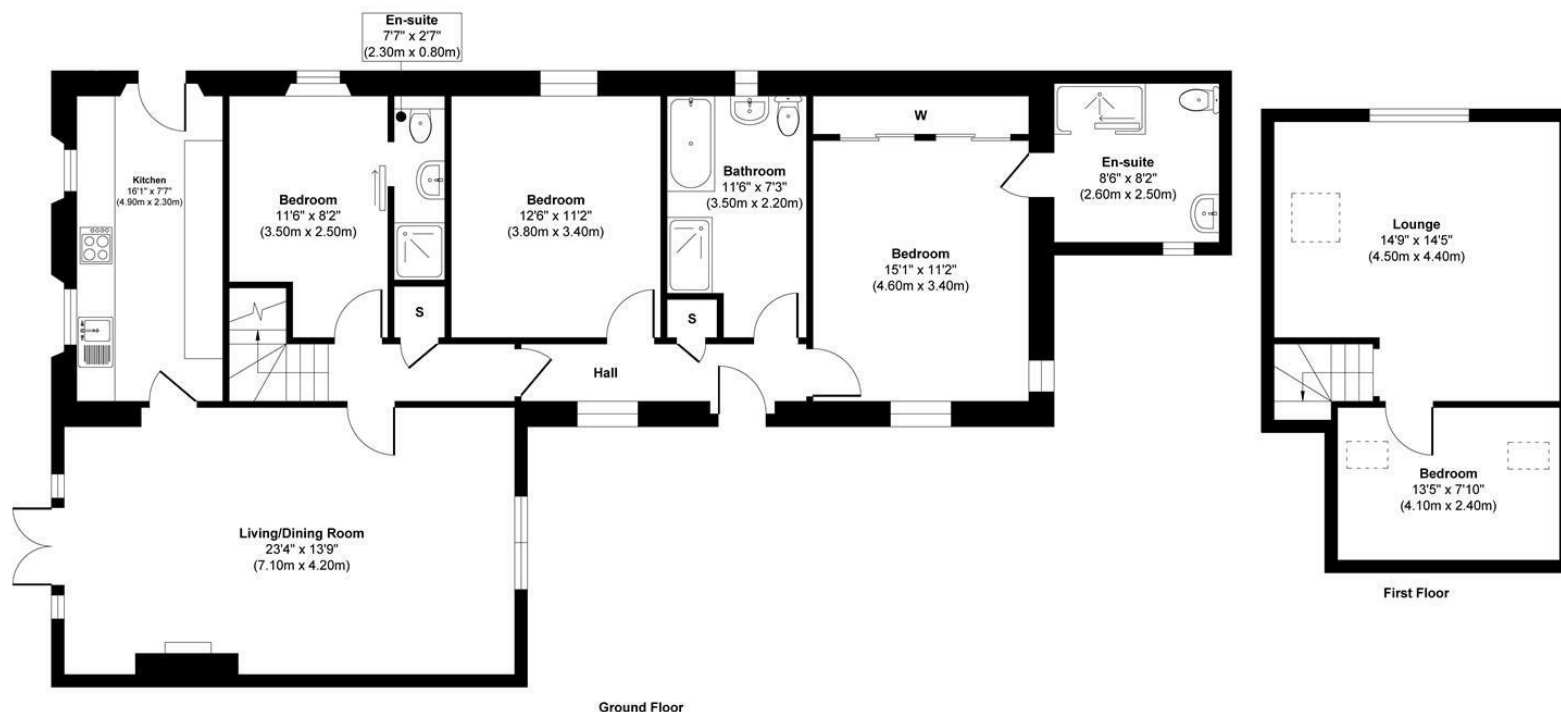
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden sheds.

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.









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.