



innes johnston
SOLICITORS

Tel: 01592 757114
Email: property@innesjohnston.co.uk
www.innesjohnston.co.uk



Brookside

Cluny, Kirkcaldy, KY2 6QX

Offers Over £125,000



* Closing Date - Friday 10th April at 12 noon. Offers invited strictly via Solicitors to property@innesjohnston.co.uk *

Brookside is a traditional detached cottage set within a generous plot in the peaceful rural surroundings of Cluny by Kirkcaldy. Offering superb potential, the property requires complete modernisation throughout, including specialist work (report on file), making it an exceptional opportunity for buyers seeking a renovation project in a desirable countryside setting. With its spacious grounds, charming layout, and idyllic location, Brookside presents the ideal foundation to create a bespoke home tailored to individual needs and taste. Currently comprises front and rear entrance porches, lounge, sitting room/3rd bedroom, two further bedrooms and bathroom. Windows are a mixture of single and double glazed. Please see heating information, we cannot confirm that this is or is not in working order. Property is sold as seen.

Please note damp and rot related defects were found within the property including dampness and timber defects. We have had a timber specialist report on file which advises "We suggest that a figure in the region of £15,000 - £20,000 + VAT is allowed for all of the above works at this stage, although this figure may vary depending on the extent of defects discovered once all areas are fully exposed." This report is available on request.



Specialist Works

Damp and rot related defects were found within the property including dampness and timber defects. We have had a timber specialist report on file which advises "We suggest that a figure in the region of £15000 - £20000 + VAT is allowed for all of the above works at this stage, although this figure may vary depending on the extent of defects discovered once all areas are fully exposed." This report is available on request.

Location

Brookside is located in the peaceful rural hamlet of Cluny, just a short distance from Kirkcaldy, offering quiet countryside living with excellent accessibility. The nearby A92 provides fast road links across Fife, including easy access to Kirkcaldy, Glenrothes and eastern Fife. Rail services from Kirkcaldy Railway Station (located within the main town centre area and close to local amenities) offer convenient connections for commuters and travellers alike, with the town's centre situated roughly 650–700 metres from key local facilities and transport links. This combination of rural tranquillity, strong transport connections, and proximity to the wider services of Kirkcaldy makes Brookside an appealing and well-placed location.

Front Entrance Porch/Vestibule 10'0" x 6'8" (3.05 x 2.04)

Handy entrance area into the front vestibule, offering space for coats and shoes, ideal for reinstatement as a bright and welcoming entry point. Provides direct access into the main hall with doors to the lounge, sitting room/third bedroom, two further bedrooms and store room.

Lounge - Front Left 13'4" x 13'3" (4.08 x 4.05)

The principal reception room, positioned to the front of the property. Features good proportions and potential to create a bright, comfortable living space once upgraded. Door to kitchen.

Kitchen 10'7" x 9'10" (3.24 x 3.02)

In need of full refurbishment, the kitchen provides a blank canvas to design a modern and functional cooking and storage space. The existing footprint allows room for re-planning to suit contemporary living.

Bathroom

The bathroom is in need of complete renewal, providing an excellent opportunity to install a modern three-piece suite.

Rear Entrance Porch 12'2" x 5'4" (3.72 x 1.64)

A practical rear porch with door to a small hallway with access to the bathroom and kitchen. Also door directly into the sitting room/third bedroom.

Sitting Room/Bedroom 12'4" x 10'1" (3.78 x 3.08)

A flexible second reception room suitable for dining, a family room, third bedroom or home office. This space enhances the versatility of the layout and offers direct potential for reconfiguration during renovation. Door leading to rear porch.

Store Room

Located at the bottom of the hall, offering a great storage space.

Bedroom Rear 13'1" x 12'3" (4.01 x 3.74)

A second bedroom situated to the rear of the property. Like the rest of the cottage, the room would benefit from full upgrading.

Bedroom Front 13'4" x 13'4" (4.08 x 4.07)

A well-proportioned double bedroom with scope for fitted storage. Ideal for redesign into a peaceful principal bedroom once modernised.

Central Heating

There is a Mistral oil fired out door boiler in a cabinet. This supplies steel panel radiators and also provides domestic hot water. There is wall mounted convector heater in the kitchen. There is a bulk UPVC oil tank located to rear.

Double Glazing

Windows are a combination of UPVC double glazed casement type and timber casement single glazed type.

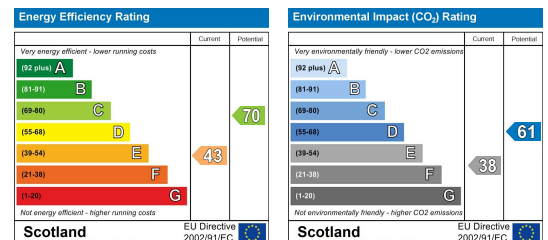
Gardens

Enccompassed in super sized garden grounds with brick wall, some fencing, hedging and trees onto the Cluny Road. The gardens are currently overgrowth but offers a multitude of options to make it your own.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14 North Street, Glenrothes, KY7 5NA

Tel: 01592 757114 Email: property@innesjohnston.co.uk www.innesjohnston.co.uk