



1 Lochtybank Cottages

Thornton, Kirkcaldy, KY1 4DE

Offers Over £245,000



Escape the ordinary and embrace the quiet rhythm of country living and the peace of the countryside without feeling too isolated—the perfect middle ground!

Nestled on an expansive, "super-sized" plot and enveloped by rolling fields, Lochtybank Cottages is a quintessential semi-rural retreat. This charming semi-detached home perfectly balances the rugged soul of a farmhouse with the polished comfort of modern living. Whether you are looking for a peaceful sanctuary to raise a family or a stylish rural escape, this property offers a rare combination of limitless outdoor space and versatile internal living. In great condition throughout, the cottage radiates warmth with its traditional aesthetic, while offering a flexible floor plan that adapts to your lifestyle. Comprising lounge/dining room, kitchen, three bedrooms (one of which currently used as an additional lounge) and family bathroom, this really is a fabulous and quite unique property.



Entry

Access to the property is via the front entrance into the kitchen or round to the rear entrance into the rear vestibule.

Kitchen 12'3" x 8'2" (3.75 x 2.49)

This fitted kitchen captures the "farmhouse" spirit perfectly. With ample cabinetry and workspace, it's a room designed for slow Sunday mornings and hearty home cooking, all while gazing out the beautiful grounds surrounding you. Door into the lounge/dining room.

Lounge/Dining Room 17'10" x 14'4" (5.44 x 4.38)

The heart of the home. An inviting, dual-purpose space that serves as the social hub of the cottage. Front facing window invite the outside in, framing views of the private gardens. There is plenty of room for a dining table and a cosy seating area, making it ideal for entertaining guests or curling up by the fire. Featuring a multi fuel burning stove, this is a rustic and full of character room, fitting in perfectly with the stamp of this traditional cottage. Door into the hallway.

Hallway

Provides access to the lounge/diner as previously mentioned, the bathroom, bedrooms and out to the front vestibule down a few steps.

Bedroom 13'9" x 11'9" (4.2 x 3.6)

Generous double bedroom with window out to the front garden. Space for freestanding furniture.

Bathroom 9'2" x 5'7" (2.8 x 1.72)

Good sized bathroom facility with window to the rear. Comprising 4 piece suite with bath, separate shower cubicle, sink and toilet.

Rear Lounge/Third Bedroom 18'4" x 14'3" (into bay) (5.6 x 4.36 (into bay))

A serene escape featuring stunning views of the private rear gardens. It's a bright, airy space that feels worlds away from the hustle and bustle. Currently used as another lounge, it is flexible of use and could be a second public room or bedroom. Lovely bay window which allows the room to be filled with natural light. Also features a multi fuel fire, such a peaceful and bright room to enjoy!

Bedroom 14'0" x 10'7" (4.29 x 3.24)

Another spacious bedroom with window to the rear of the property. Space for freestanding furniture.

Multi Fuel Heating

There are multi fuel burning stoves in the two public rooms. The lounge/dining room has a back boiler system fitted. This serves steel panel radiators.

Water Heating

The water may be heated by an individual immersion switch, as well as being heated via one of the multi fuel burning stoves which has a back boiler system and also provides hot water.

Double Glazing

Windows are of uPVC double glazed casement type.

Gardens & Parking

Another major "wow" factor of this cottage lies outside. The property sits on an exceptionally large plot, featuring vast rear lawn, decked section and various other areas, perfect for keen gardeners, children's play areas, or even small-scale hobby farming. The rear garden is surrounded by walls and bordered by open fields, so you enjoy a sense of total privacy and a real connection to nature, The front garden features tall fencing and gates which open to the driveway area. Again a great space which you could configure to your own choice.

Directions

If you can use the what3words below, this will lead to the property. Otherwise, here you go:

- * At Coalton Roundabout, that the 3rd exit onto Blackwood Road/B9130
- * Continue down the road and veer left (do not confuse this property with Lochtryside Cottages which will you will meet first)
- * Continue along the road and keep right
- * Pass the Airfield on your left
- * Veer left at the next option
- * Then keep right and go through the high gates down the road to the property
- * The property is located on the right hand side

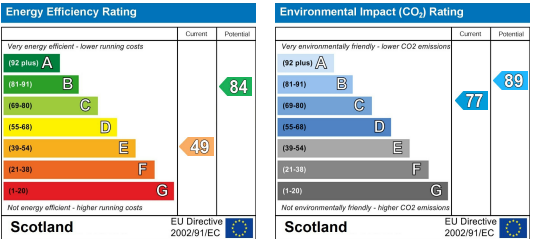
what3words

The code for this property is knots.retain.cattle

Area Map



Energy Efficiency Graph



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