

MELDRUMSMILL STEADING, BOWERSHALL, DUNFERMLINE KY12 0RZ

HARPER & STONE  
ESTATE & LETTING AGENTS





# MELDRUMSMILL STEADING, BOWERSHALL

DUNFERMLINE, KY12 0RZ

## PROPERTY FEATURES

- Stunning 4 bedroom contemporary conversion of a 100 year old Steading
- Generous and flexible living space extending to approximately 174 square meters
- Lounge with a window seat enjoying a stunning outlook
- Open plan Kitchen/dining ideal for modern living
- Practical utility room offering generous storage
- Principal bedroom with picture window and impressive ensuite shower room with bath
- Three further well proportioned double bedrooms
- Summer house with 2 functional spaces offering endless versatility to suit individual needs
- Stunning garden featuring pond and countryside views
- Early viewing highly recommended

Harper & Stone are delighted to present this exceptional four bedroom detached steading conversion, beautifully positioned within peaceful countryside in the hamlet of Bowershall and just 10 minutes north of Dunfermline. Beautifully designed and finished to an impressive standard, the property embraces its rural setting with expansive views and thoughtfully curated living spaces. The result is a serene retreat that blends contemporary comfort with the tranquility of country living.

The accommodation presents as follows:

GROUND FLOOR - Entrance Hall, Lounge, Kitchen, study/bedroom, Shower Room and Utility Room.

FIRST FLOOR - Landing, Principal Bedroom with En-suite Bathroom, Two Further Bedrooms and Shower Room.

As you enter the property, a bright and spacious hallway leads naturally into the main living areas. To the left, the open plan kitchen/ dining space creates an easy, sociable layout ideal for everyday living. It's a space designed for connection, whether cooking while chatting to family, hosting friends around the table, or relaxing together in the lounge area.

The kitchen combines practical storage with a clean, modern finish, offering matt navy cabinetry, laminate worktops and useful features such as a pull-out larder, built in wine rack and a large pantry cupboard that extends under the stairs. Integrated appliances include an electric hob, fan oven with warming drawer, full height fridge and freezer, and a dishwasher.

A partial divide between the kitchen and lounge helps define each area while still keeping the whole space sociable and connected. The lounge is designed to make the most of the countryside setting, with a large feature window that frames the views and brings the outdoors into the space. The deep window seat creates a natural spot to relax with a coffee, read, or simply take in the changing landscape. A large wood burning stove brings warmth and atmosphere through the colder months, while the adjacent alcove keeps logs close to hand. French doors connect the living space to the courtyard, creating a natural flow out to the garden for relaxing, dining or entertaining.

Heading back to the entrance hallway, two useful cupboards provide generous storage for coats, shoes and everyday essentials. A door leads up two steps into Bedroom 3, currently used as a study. This flexible room is well proportioned and works easily as a home office, snug or playroom, depending on individual requirements.

A spacious utility room offers an additional stainless steel sink with drainer, along with a washing machine, dryer and ample storage for everyday items. Just off the utility is the room housing the hot water cylinder, a generous space providing further useful storage.

Completing the downstairs accommodation is the stylish shower room featuring walk in shower, modern washstand sink, heated towel rail and WC.







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As you head upstairs, the reclaimed wood treads add a subtle reminder of the building's character and history. The spacious landing includes a cosy alcove that works well as a desk area for remote working. Velux windows are thoughtfully positioned throughout the first floor, allowing natural light to flood the space. Those placed out of reach are fitted with electric blinds for added convenience.

The principal bedroom is a bright and generous space, with Velux windows and a picture window that frames the surrounding views. Decorative features including dado panelling and exposed rafters add a subtle nod to the building's original character. This room features two large, double depth fitted wardrobes offering ample storage. The impressive ensuite bathroom offers a bath, walk in shower finished with stylish tiling and features a rainfall shower head, vanity sink with integrated storage, additional built in cabinetry, an electric heated towel rail and WC.

Bedroom two is well proportioned and includes a built in desk beneath the window, enjoying a lovely outlook over the fields. Bedroom four is a good sized double, featuring a Velux window and a feature dado panelled wall adding character.

Completing the upstairs accommodation is a contemporary shower room, finished with stylish grey tiling that frames the large walk in shower. The room also includes a sink with built in storage, electric heated towel rail, and a WC.

Externally is where this property truly shines, providing spaces to relax and enjoy the beautiful surroundings. From the kitchen/lounge area you access a lovely courtyard enclosed by a wooden fence creating privacy and peace and quiet. This space is centred around a raised bed with attractive planting and a bespoke bench and table for al fresco dining. An additional bench is positioned outside the lounge providing the perfect spot to enjoy your morning coffee with a view.

From the courtyard, you can enjoy a tranquil view of the pond, complete with a small stone beach and a gentle water feature that leads the eye toward the sloping lawn and trees beyond.

Across the courtyard sits the impressive summer house, thoughtfully divided into two distinct spaces. At the front, a bright and spacious reception area reminiscent of a charming beach hut, offers an inviting place to relax or entertain while taking in the stunning outlook through the large picture window. This area also includes cabinetry ideal for preparing refreshments, with an electric water heater beneath the sink providing both hot and cold running water. French doors open onto the wooden decking, seamlessly extending the living space outdoors.

This space also features a shower room with electric shower and WC, making this ideal to serve as additional facilities for guests to enjoy. To the rear of the summer house is an additional room, currently used as a home gym, which could just as easily serve as a home office or creative studio.

Wooden fencing thoughtfully divides the garden into a relaxing entertaining area and a more practical zone. Discreetly positioned behind the summer house is a storage shed, wood store, additional hidden shelving, and a clothes drying area, keeping all essential garden items neatly out of sight. The large gravel driveway provides parking for multiple vehicles, while further fencing ensures the bins remain tucked away

This lovely property is ideal for those seeking peaceful countryside surroundings and natural beauty without sacrificing convenient access to city amenities. Early viewing is strongly recommended to fully appreciate all that this stunning home has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. The washing machine and tumble drier are included in the sale. Any other items are to be by separate negotiation with the seller. Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band F  
EER Band D  
Water: Mains

Sewage: Private Kingspan Septic Tank  
Heating: Electric Rointe Low Consumption Digital Radiators

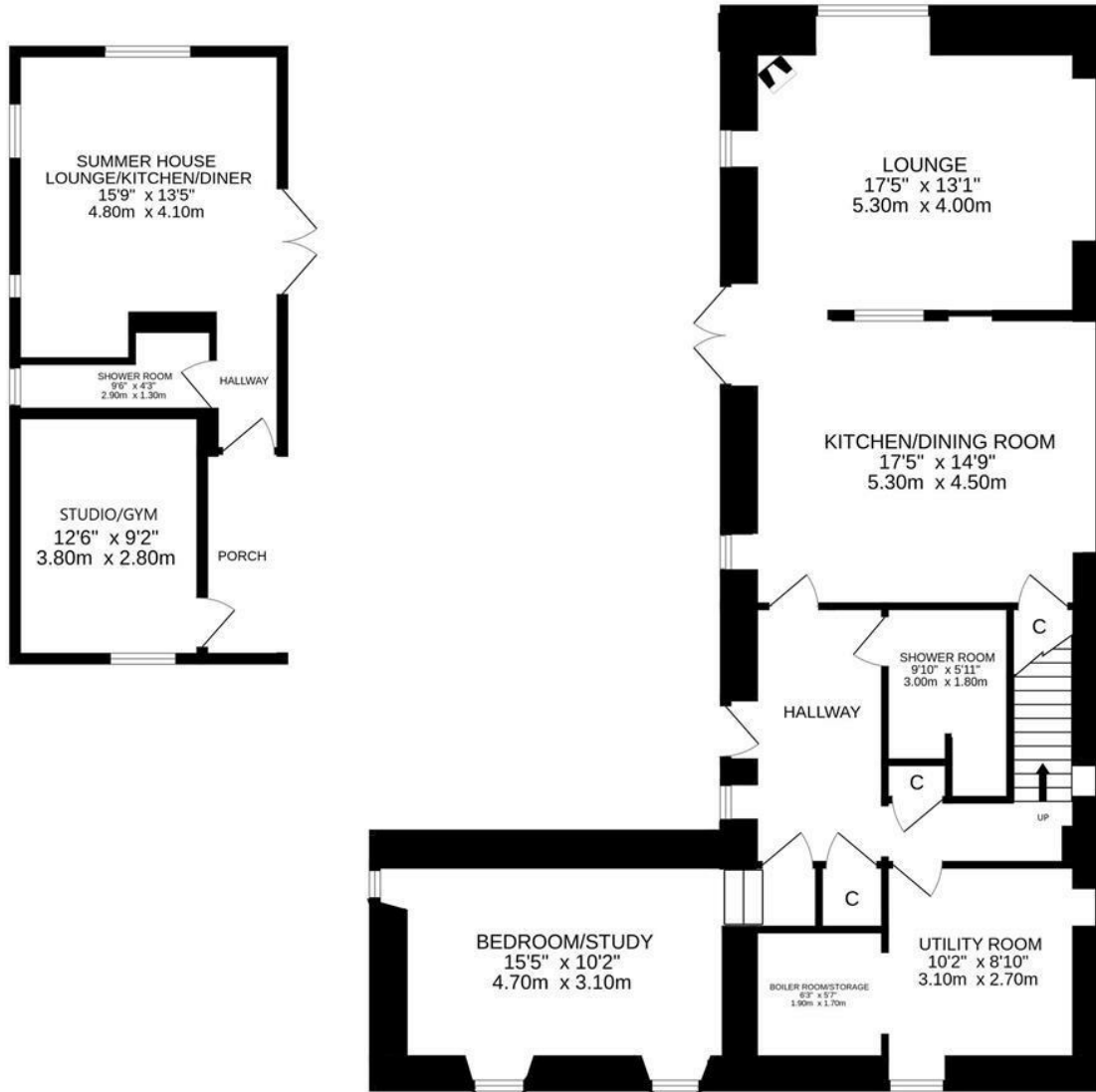
Bowershall is a small hamlet located just north of Dunfermline. Its position makes it ideal for commuters, with quick access to the M90 providing straightforward travel to Edinburgh, Glasgow, Perth, and Stirling. Education is served locally by Townhill Primary School, while Queen Anne High School in Dunfermline is the main secondary option for the area. The nearby village of Townhill offers a good range of everyday amenities, including a general store, pub, café, community centre, church, recreation park, and the scenic Townhill Loch. It combines the peace of village living with the convenience of having Dunfermline's full range of services only minutes away.

**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

