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36 KILBAGIE STREET *KINCARDINE, FK10 4QX*

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36 Kilbagie Street

Nestled in the historic village of Kincardine on the Firth of Forth, Rosevale at 36 Kilbagie Street is a stunning Family Home that beautifully combines period charm with modern living. This 'B' Listed Georgian property, dating back to 1764, is situated in a designated conservation area, making it a unique find for those who appreciate history and character.

Upon entering, you will be greeted by a home that is in 'walk-in' condition, having been meticulously decorated and maintained to a very high standard. The property features five well-appointed bedrooms, with four spacious doubles located on the upper floors and a convenient single bedroom on the ground floor. The heart of the home is undoubtedly the large, bespoke solid oak country-style kitchen breakfast room, which is fully fitted with Siemens integrated appliances, perfect for culinary enthusiasts.

The ground floor also boasts two inviting reception rooms, ideal for entertaining or relaxing with family. A thoughtfully designed conservatory, constructed by Mozolowski and Murray, adds to the charm of the home. With its sandstone walls, atmospheric lighting, and a scenic feature fireplace, it provides a tranquil space to enjoy the garden views.

The exterior of the property is equally impressive, featuring a walled front garden and side access via a gated mono block driveway, offering ample parking for up to six vehicles. The fully enclosed garden is a private oasis, complete with two lawns, a small pond with a waterfall, and vibrant planted borders that provide colour throughout the seasons. Additionally, a summerhouse and separate gazebo offer delightful spots for relaxation.

This exceptional property is perfect for families or anyone seeking a blend of historic elegance and modern convenience in a picturesque setting. Don't miss the opportunity to make Rosevale your new home.

Offers Over £375,000

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DESCRIPTION

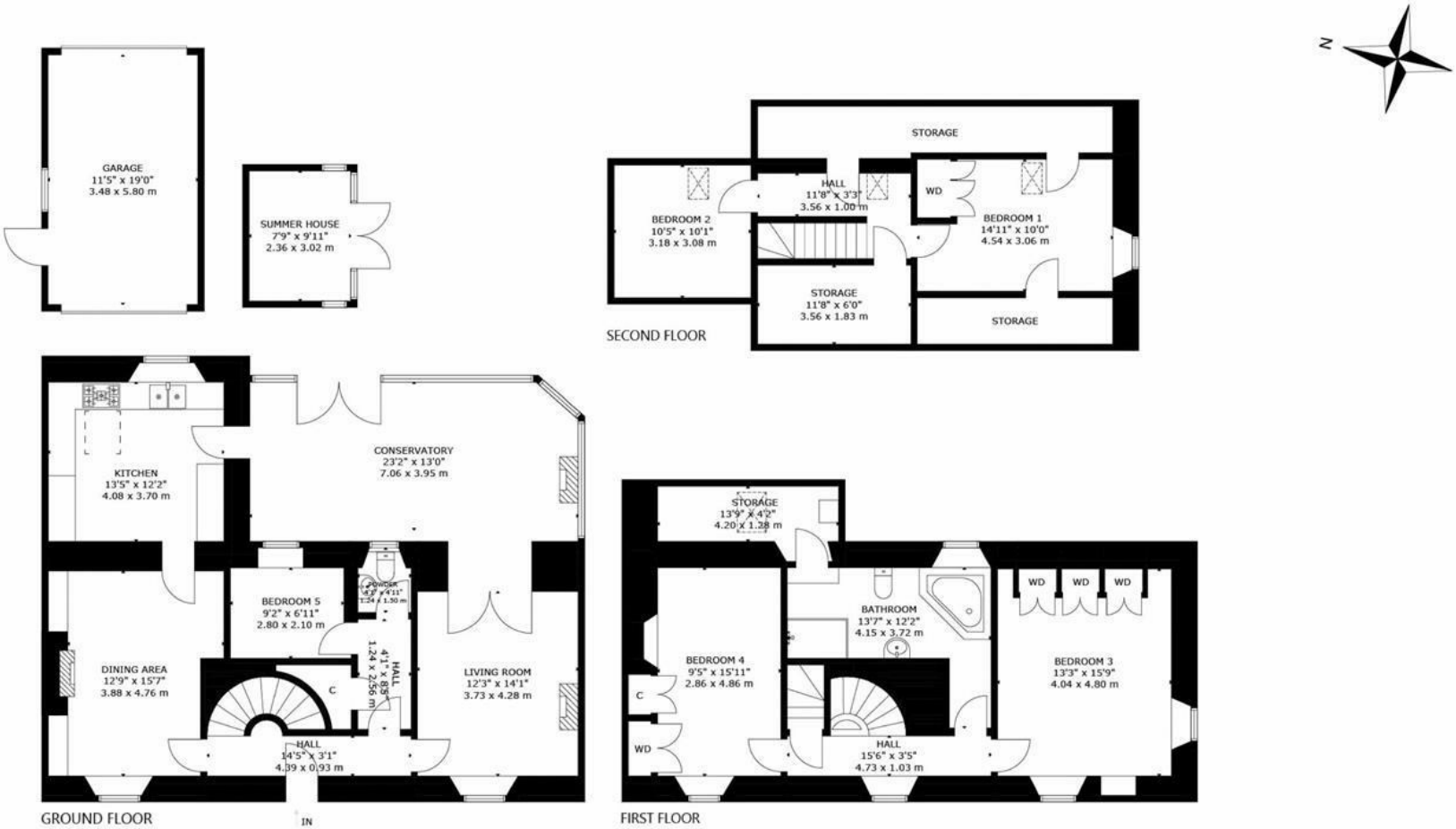
An impressive 18th Century 5 bedroom, 3 reception, stone-built 'B' Listed Georgian Villa with outstanding garden, 6-car mono bloc driveway and large detached single garage peacefully situated in the heart of the historic village of Kincardine on the Firth of Forth!

Dating back to 1764, Rosevale is a charming stone built Villa, reputed to be a former ship's captain house. This exceptional home has been sympathetically modernised and upgraded to provide spacious, comfortable accommodation over three floors, with a flexible layout that will undoubtedly appeal to a wide variety of potential purchasers.

The accommodation comprises on the ground floor, a large welcoming reception hall leading to a spacious lounge with feature Adam-style fireplace incorporating a Carron grate, original Georgian cornice, solid oak flooring and bi-folding doors to the conservatory. This truly stunning Mozolowski & Murray conservatory will impress all who view boasting attractive sandstone walls, atmospheric lighting, feature fireplace and wonderful views across mature, private enclosed gardens. The family dining room, ideal for entertaining, has a bespoke, rare yellow pine fire surround with Carron grate and there's solid oak flooring. Conveniently located off the dining room is a superb solid oak bespoke fully fitted modern country-style kitchen/breakfast room with Siemens integrated appliances, solid granite worktops, bespoke slate floor tiles and cavernous exposed beam style ceiling. A WC and 5th bedroom/study complete the accommodation on the ground floor.

The first floor boasts two substantial double bedrooms and a luxury fitted modern bathroom that includes a large corner shower, sunken corner bath with hydro jets and a good-sized laundry room off, that could be utilised a dressing room. The second floor landing leads to two excellent double bedrooms with lovely views overlooking the garden, the village and towards Devilla Forest beyond. The home benefits from a new gas central heating system and double glazing.

Early viewing is highly recommended to fully appreciate the charm and character, spacious accommodation, stunning location and wonderful gardens offered with this outstanding family home.



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ROSEVALE, 36 KILBAGIE STREET, KINCARDINE FK10 4QX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,613 SQ FT / 243 SQ M
GARAGE 217 SQ FT / 20 SQ M, SUMMER HOUSE 77 SQ FT / 7 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LOCATION

The charming village of Kincardine is located on the banks of the Firth of Forth and benefits from a range of local shops, cafes, restaurants, health centre, primary school and local golf course. Located between the town of Alloa and City of Dunfermline the nearby road and motorway network provides easy access and commuting North and South to Edinburgh, Glasgow, Stirling and Fife. The former fishing village is of historic interest with architecture dating as far back as the 17th century.

KEY FEATURES

* Beautifully Presented 'B' Listed Georgian Home
* Character & Charm
* Sought-After Historic Village Of Kincardine
* Popular Village Location With Excellent Transport Links
* Flexible Accommodation Offering 2 Receptions & 5 Bedrooms
* Exceptional Mozolowski & Murray Conservatory
* Bespoke Fully Fitted Modern Kitchen (Integrated Appliances)
* Luxury Bathroom With Sunken Corner Bath
* Delightful Mature Private Enclosed Gardens
* Gated Mono Block 6-Car Driveway
* Large Single Garage
* Summerhouse & Gazebo
* Gas Heating & Double Glazing

EXTRAS

All fitted floor coverings, blinds, integrated kitchen appliances, summerhouse and gazebo are included in the purchase price.

GARDENS GROUNDS & GARAGE

This delightful home enjoys instant kerb appeal within the heart of the picturesque conservation area of Kincardine. From the front, the property has a walled front garden with areas of laid to lawn. Side access to the beautifully landscaped rear garden is via a gated mono block driveway with parking for up to six cars leading to a large detached single garage that includes power and light and has car access from both the garden and the lane to the rear of the property. The wonderful, mature 'hidden' rear garden has a stone-walled surround offering a high degree of privacy in a sunny position with two lawns, a small feature pond and waterfall, and planted borders giving colour through the year. There is a summerhouse and separate gazebo. A delightful garden with attractive mature borders, seating areas and mature trees that will delight all who view!

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 01383 699 000.

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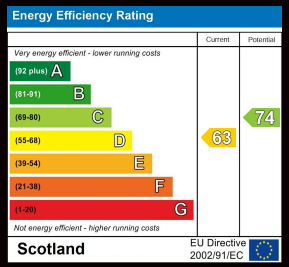

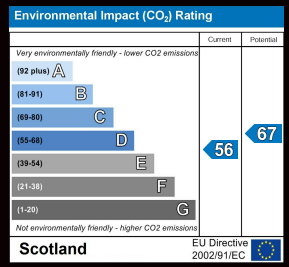

Arrange a viewing: Viewing by appointment. Please call your local Professional Estate Agent at AMAZING RESULTS!™ to see this property today on 0800 999 1565. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website AMAZINGRESULTS.com.

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