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01592 752 944



Westerton Lane, Leslie

Offers over £269,999

Westerton Lane, Leslie

Picturesque Semi Rural Extended 3-Bedroom Detached Cottage with 2 Car Driveway, Garage, Built In The 1800s With Stunning Countryside Views!

Allan England's award winning team at first for homes are proud to welcome to the market this charming 3-bed Detached Cottage situated within the quaint settlement of Auchmuirbridge, near Leslie. Size 121sqm The property offers bright and spacious living accommodation comprising: entrance hall, spacious family lounge / diner with feature log burner, inner hallway leading through to breakfasting kitchen with feature Aga stove and double doors to gorgeous orangery / family room which opens out to the beautiful garden grounds and stunning countryside views. Bedroom 1 also has patio doors leading to the gardens, there are 2 further bedrooms and family bathroom. Externally, there boasts extensive beautifully maintained garden grounds with a 2-car driveway and detached double plus sized garage/workshop/store at the leftmost side of the house, being of timber construction beneath a pitched corrugated fibre roof. Septic tank. External power points. Double Glazing. There are 12 solar/pv panels on the front roof slope. oil fired, Worcester Greenstar Danesmoor 18/25 central heating boiler located within an external boiler store installed in 2013 & serviced annually. Wood Burning Stove & Solid/multi fuel burning stove (with oven) the kitchen. Maintenance of access road between owner (20%) farmer (50%) farmhouse (30%). Viewing essential to fully appreciate all this amazing home has to offer!

HOME REPORT VALUE £280,000

EPC RATING E

COUNCIL TAX BAND C

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Please see map image attached - Leslie provides a range of local amenities including shops, restaurants and Primary School. Leslie is adjacent to Glenrothes which is regarded as one of the most successful Towns in Scotland with a wealth of local amenities including Kingdom Shopping Centre as well as sport and leisure at Michael Woods. Glenrothes boasts its very own 18-hole Golf course and both Primary and Secondary schooling are available. For the commuter the A92 allows swift access to Edinburgh and there are railway stations at both Thornton and Markinch.

The property is located in a semi-rural location at Auchmuir Bridge in Northern/central Fife, on the fringes of Kinrosshire. The property is surrounded by open countryside and has elevated views.

There are also farm buildings adjacent. A range of facilities can be found in the town of Leslie or

Glenrothes, which are within nearby driving distance.





SITUATION - Auchmuirbridge / Leslie

NOTE: 0.6 mile gravel drive

ENTRANCE HALL

OPEN-PLAN FAMILY LOUNGE / DINER

24'5" x 18'2" approx. (7.45m x 5.56m approx.)

INNER HALLWAY

BREAKFASTING KITCHEN

14'2" x 13'3" approx. (4.32m x 4.04m approx.)

ORANGERY / FAMILY ROOM

14'2" x 11'9" approx. (4.33m x 3.60m approx.)

BEDROOM 1

14'5" x 9'3" approx. (4.40m x 2.84m approx.)

BEDROOM 2

17'4" x 9'1" approx. (5.30m x 2.78m approx.)

BEDROOM 3

12'11" x 7'0" approx. (3.94m x 2.15m approx.)

FAMILY BATHROOM

7'2" x 5'1" approx. (2.20m x 1.57m approx.)

DOUBLE TIMBER GARAGE

DRIVEWAY FOR 2 CARS

SEPTIC TANK

EXTERNAL POWER POINTS

GARDEN GROUNDS

INFORMATION

12 SOLAR PANELS





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243009)

Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

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