



- 91 HIGH STREET -

BANK HOUSE

- LESLIE -


McEwan Fraser Legal
Solicitors & Estate Agents



THE LOCAL AREA

Bank House is situated in the heart of the popular conservation village of Leslie. Formerly a papermaking village, Leslie provides a full range of local amenities including shops, restaurants, library, doctors and dentists surgeries, pharmacy and primary school. The village boasts a range of leisure activities and clubs including a nine-hole golf club and a long established bowling club. It is also home to the longest running amateur dramatic society in Fife. Leslie House was home to the 19th Earl of Rothes and his wife, Countess of Rothes, made famous by her heroics on the Titanic. The village has been awarded for her floral display and has her own well subscribed local Gala.

For the commuter, the A92 allows swift access to Edinburgh and the central Scotland motorway network and there are railway stations at both Thornton and Markinch. The school bus for Dollar Academy passes the door and good secondary schooling can be found in nearby Glenrothes. Within a short distance is the Balgeddie House Hotel and Fountain Spa and the award winning, Hotel of the Year, Balbirnie House Hotel. Glenrothes is unique in Fife as the majority of the town's centre is contained indoors with Fife's largest indoor centre, the Kingdom Shopping Centre providing a great deal more than normal requirements. The town has a variety of recreational facilities including a newly built regional sports centre and civic centre with theatre. Glenrothes also has its own small airport and a number of golf courses.



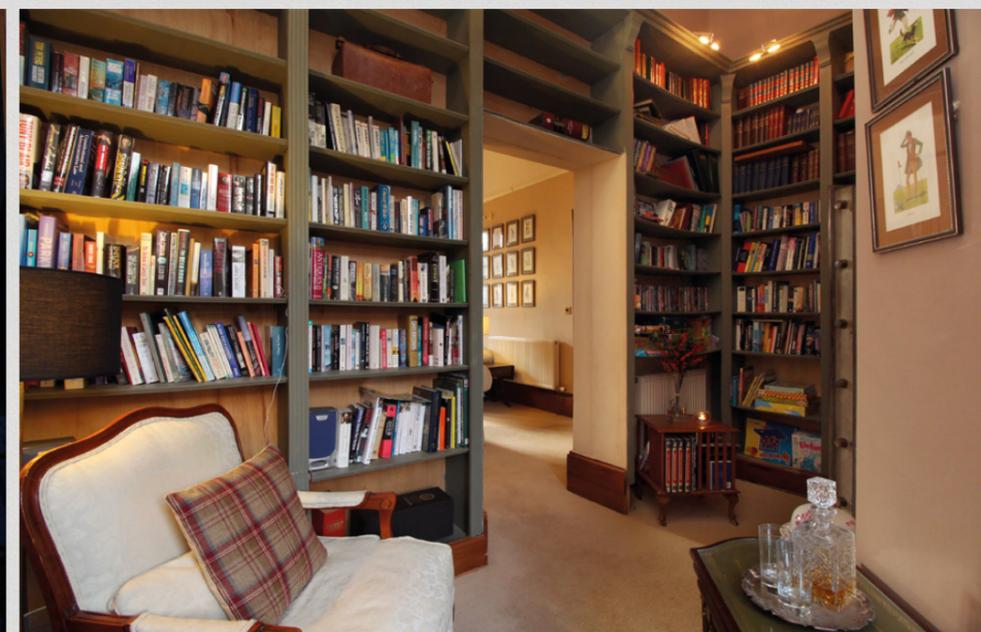
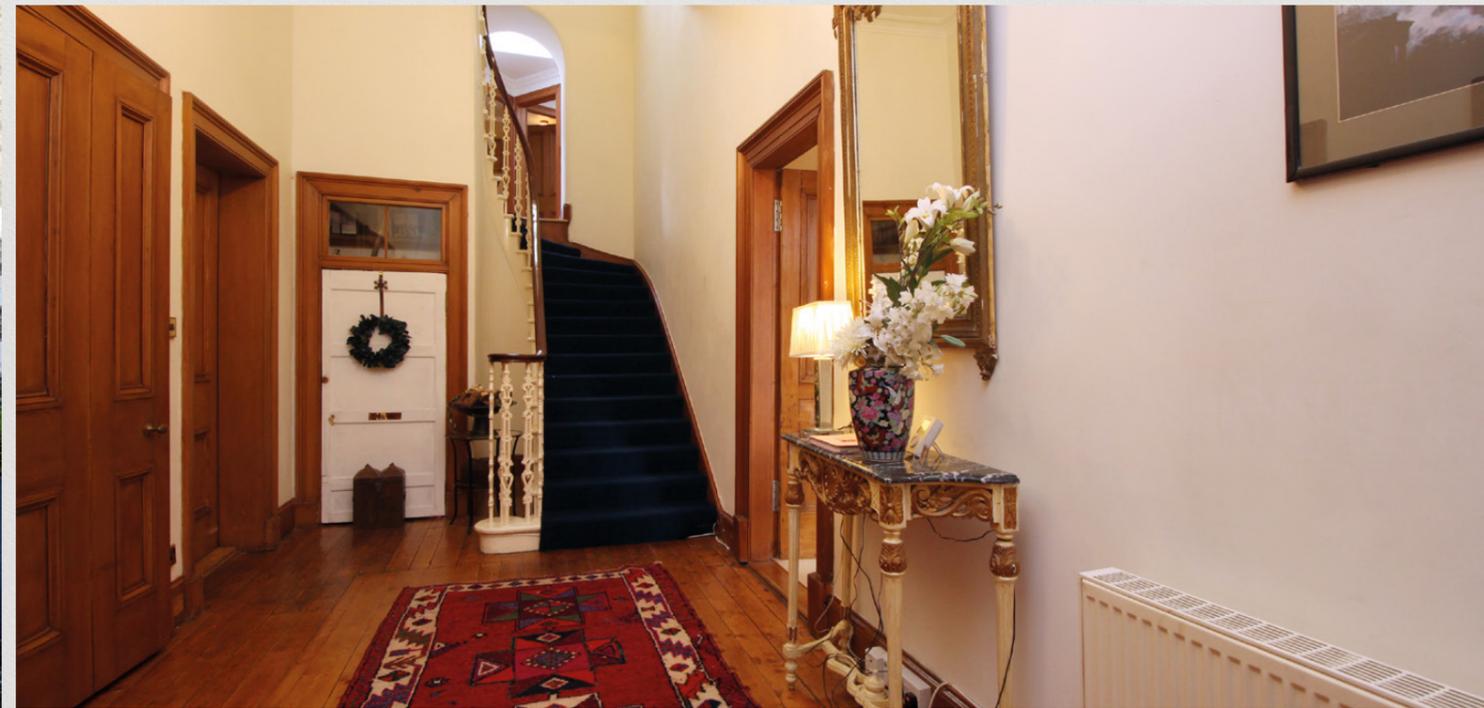
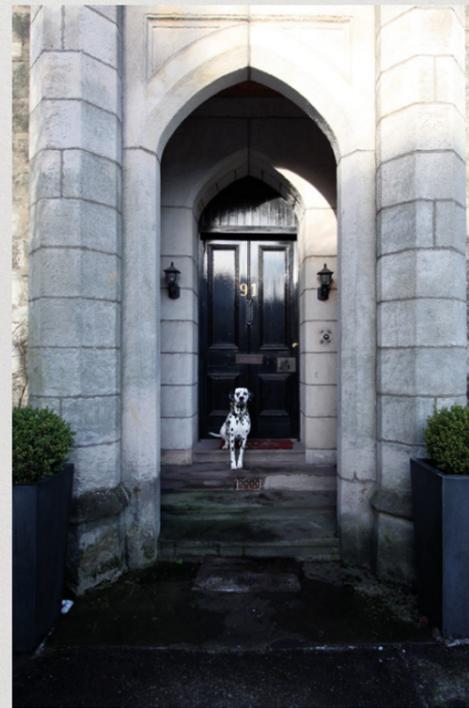
Leslie Town Centre & Balgeddie House Hotel.



THE PROPERTY

Bank House offers elegant and welcoming accommodation in the heart of the village where you can walk to the pubs, restaurants and shops, or grab those hiking boots and set off from the back door to explore the Lomond Hills. With an imposing façade including gothic portico, the house offers extensive accommodation including three public rooms, six bedrooms, four bath or shower rooms and a total of five toilets.

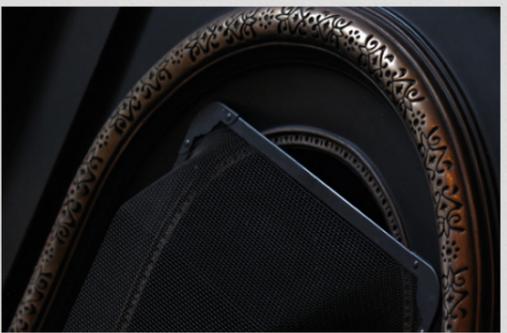
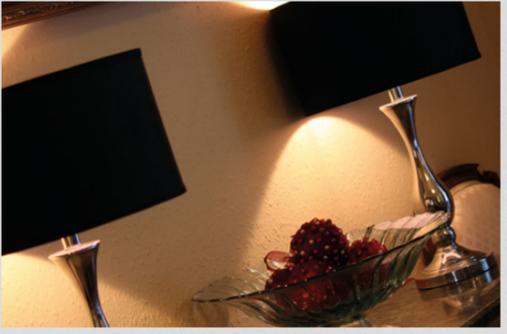
On the ground floor, The vestibule with Victorian tiled floor opens to a central reception hall benefitting from excellent storage. The well-proportioned lounge is flooded with light from tall window formations and is centred on a focal fireplace. The study lies just off the lounge with bespoke bookcases and original 'walk-in' bank vault, now converted into a wine store. The dining room includes a feature fireplace and from here, double doors open to the bespoke kitchen. The kitchen has a central island housing the sink and breakfast bar, range cooker and separate pantry. A laundry room doubles as a boot room at the back door and includes a toilet. On the ground floor is also bedroom six/family room, and a fully tiled shower room with large shower enclosure.



THE LOUNGE



THE DINING ROOM



THE KITCHEN



“THE DINING ROOM INCLUDES A FEATURE FIREPLACE AND FROM HERE, DOUBLE DOORS OPEN TO THE BESPOKE KITCHEN”



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LANDING SHOWER ROOMS BEDROOMS BATHROOM

On the half landing is bedroom five and a family bathroom complete with roll top bath. The first floor contains four more bedrooms and a shower room. The master suite includes a bespoke dressing room and luxurious en-suite bathroom with spa bath and shower enclosure.

Externally, the gardens to the front are mainly laid to lawn with shrub borders, a gate to the side opens to a walled garden, large monobloc gated drive and a double garage with power. The house is currently run as a successful holiday home and can be sold fully furnished if required.



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BEDROOM 2

THE MASTER BEDROOM AND EN-SUITE

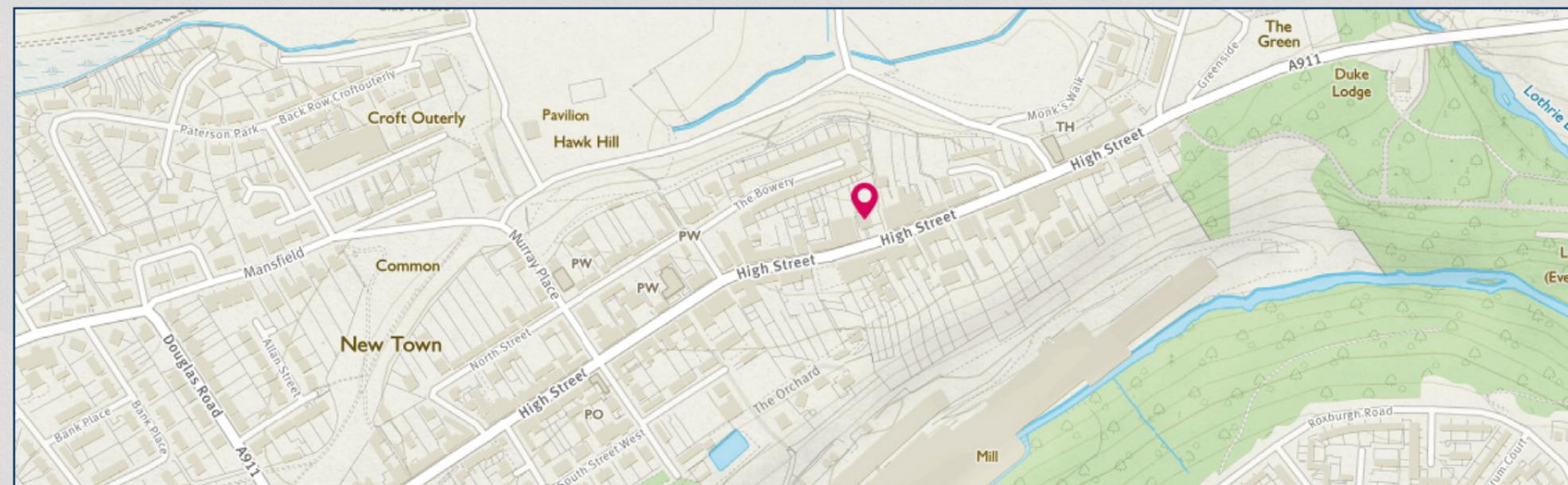
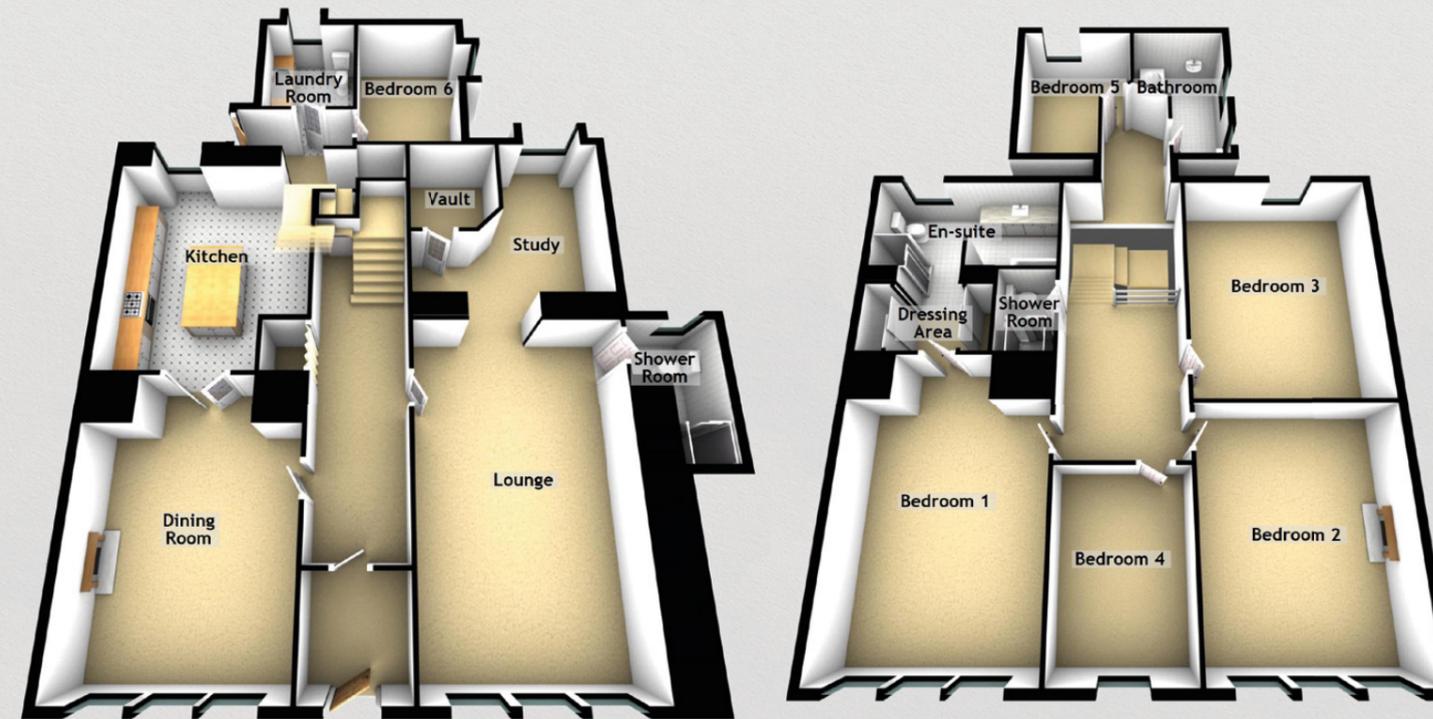




PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	7.10m (23'4") x 4.30m (14'1")	Bedroom 5	3.80m (12'6") x 2.80m (9'2")
Kitchen	5.35m (17'7") x 5.28m (17'4")	Bedroom 6	3.50m (11'6") x 2.80m (9'2")
Dining Room	5.90m (19'4") x 4.30m (14'1")	Bathroom	3.75m (12'4") x 1.40m (4'7")
Study	4.30m (14'1") x 4.27m (14')	Shower Room	3.00m (9'10") x 1.07m (3'6")
Bedroom 1	6.40m (21') x 4.30m (14'1")	Shower Room	1.80m (5'11") x 1.30m (4'3")
En-suite	4.30m (14'1") x 3.15m (10'4")	Laundry Room	2.50m (8'2") x 2.15m (7'1")
Dressing Area	3.00m (9'10") x 1.60m (5'3")	Vault	1.97m (6'6") x 1.90m (6'3")
Bedroom 2	5.85m (19'2") x 4.30m (14'1")		
Bedroom 3	5.40m (17'9") x 4.30m (14'1")	Gross internal floor area (m ²) - 265m ²	
Bedroom 4	4.00m (13'1") x 2.80m (9'2")	EPC Rating - E	






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**Part
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