




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

Touch Mill Cottage
HALBEATH ROAD, DUNFERMLINE, FIFE, KY11 4LF



Sun Room



Landing

TOUCH MILL *cottage*

Part exchange is available. This delightful detached home can best be described as 'magical'. Hidden away and within a sought after residential setting and close to all amenities, this home has been in the loving care of the current owners for over 20 years. With fields to the back and side, there are only three homes in this secluded area, yet the Queen Margaret train station is just a field away making the commute a doddle. There are many wonderful features to show you and one of them is the four garages, yes four garages, all with power and light. This is a car enthusiast or home worker's dream. The old flour mill ruin sits to the rear of the garden which is included in the title deed. There must be many creative uses for the Mill walls.

The house offers four public rooms, four bedrooms, including one on the ground floor, a large dining kitchen, utility room and two bathrooms, one on each floor. If this is not enough living space for you, escape to the summer-house in the garden.

Oozing country cottage style charm, this home will not disappoint and what an idyllic place to bring up your children. Large enough for the extended family with plenty of space for Gran and Grandad to have a bedroom, bathroom and private lounge all on the ground floor. The sizable garden grounds are carefully laid out and tended to provide veg and flower beds as well as patios and terraces.

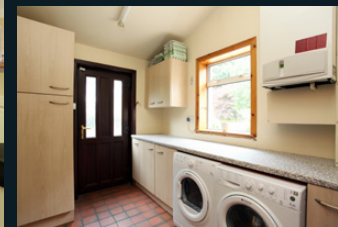
If you have been cooped up for the last four months and dreaming of space, style and freedom, this is it, rare to the market and chances are when you buy it, it will not come back to the market for another 25 years.



Lounge



Dining Room





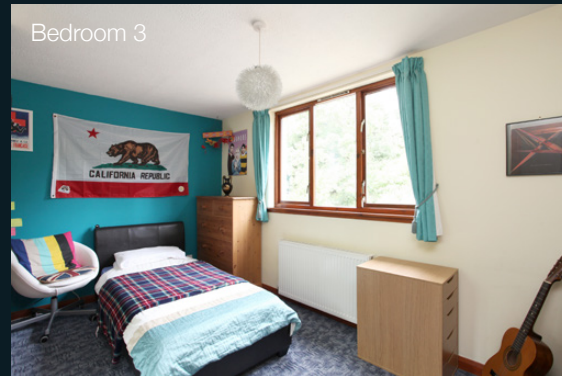
Bedroom 1



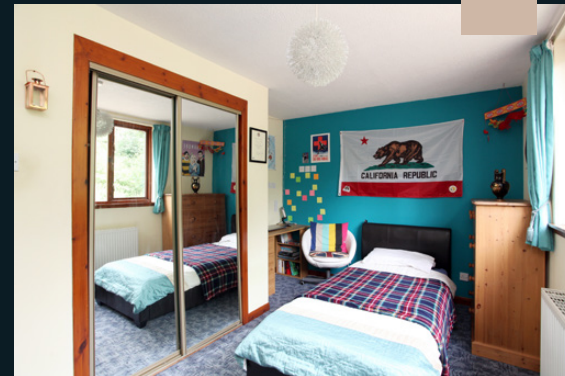
“DOZING COUNTRY COTTAGE STYLE CHARM,
THIS HOME WILL NOT DISAPPOINT ...”



Bedroom 2



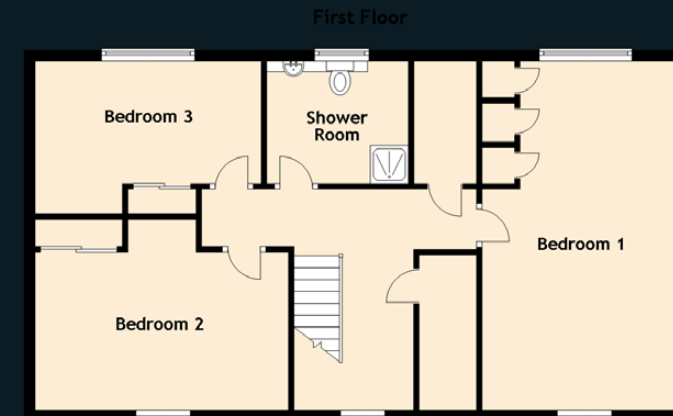
Bedroom 3



Bedroom 4



SPECIFICATIONS *and details*



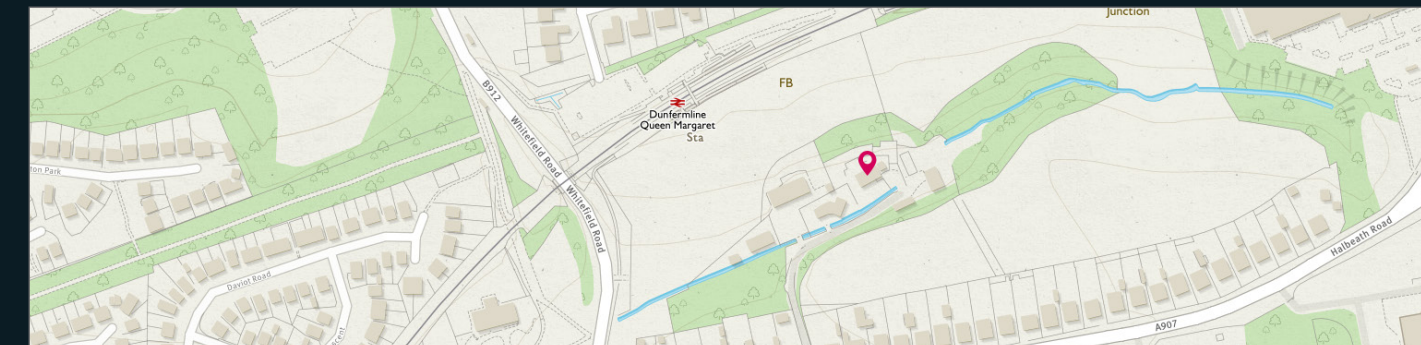
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Sun Room	4.10m (13'5") x 3.00m (9'10")
Lounge	5.00m (16'5") x 4.65m (15'3")
Kitchen	6.45m (21'2") x 4.00m (13'2")
Utility	2.90m (9'6") x 2.10m (6'11")
Garden Room	5.00m (16'5") x 3.15m (10'4")
Dining Room	4.60m (15'1") x 3.30m (10'10")
Bedroom 4	4.00m (13'1") x 3.50m (11'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")

First Floor	
Bedroom 1	6.40m (21') x 3.80m (12'6")
Bedroom 2	4.50m (14'9") x 3.50m (11'6")
Bedroom 3	4.15m (13'7") x 2.90m (9'6")
Shower Room	2.60m (8'6") x 2.25m (7'4")

Summer House	6.40m (21') x 3.90m (12'10")
Garage 1	3.80m (12'6") x 3.05m (10')
Garage 2	3.70m (12'2") x 3.05m (10')
Garage 3	3.10m (10'2") x 3.05m (10')
Garage 4	3.80m (12'6") x 3.05m (10')

Gross internal floor area (m²): 209m² | EPC Rating: D







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Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer