



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Bonnyton Farm**

CRAIGLUSCAR ROAD, DUNFERMLINE, KY12 9HT



## THE LOCATION

### CRAIGLUSCAR ROAD, DUNFERMLINE

Bonnyton Farm is an exceptional family home which occupies a wonderful rural setting to the north of Dunfermline. Set in landscaped grounds that extend to over 3 acres.

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area you have Fife Leisure Park, home to a 10 screen cinema, private health club, bingo, bowling and mini golf.

For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity. Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth & Dundee.





## THE PROPERTY

### BONNYTON FARM

We are delighted to present to the market this prestigious and generously proportioned, stone-built house set in a superb semi-rural, elevated position, with glorious views over historic Dunfermline and surrounding countryside. Providing purpose built stabling, grazing paddocks and access to fantastic hacking routes.

A sweeping tree-lined private road gives access to Bonnyton Farm, that has been extensively and sympathetically renovated to create a truly unique house exuding charm and appeal that will immediately impress. This family home is well designed and splits into two wings of the property.

On entering the property you are greeted by a grand welcoming spacious vestibule and on into the impressive lounge with dual aspect windows flooding the room with natural light. The bespoke fire surround has been designed to showcase this area with a multi-fuel log burner.







The open-plan dining kitchen room which is undoubtedly the heart of this grand home. There is a wealth of floor and wall units with bespoke worktops encompassing an abundance of integrated appliances all surrounding the dining table. The kitchen also benefits from vaulted ceilings, and French doors lead onto the garden. Colonial shutters have also been added to many rooms.

Immediately adjacent to the kitchen is a lovely bright morning room/family/snug surrounded by windows and French doors into the sunroom with panoramic views over the countryside. The dining area which provides for more formal dining and entertaining is also located in this area. Further accommodation on the ground floor consists of a utility room, perfectly equipped for family needs and a walk-in pantry.







*“...THE KITCHEN  
ALSO BENEFITS  
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Enticing you upstairs is an impressive wide carved oak staircase leading to an upper landing creating an imposing feature the full length hallway, an ideal spot to sit and read. Bedroom 2,3 and 4 each have built-in wardrobes. There is a further bathroom with imposing views.

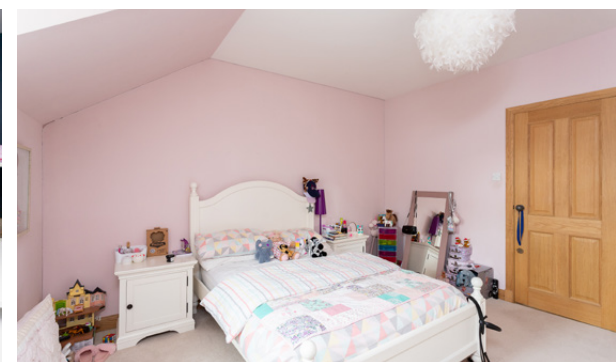
The high-end interior designed master bedroom has been created by the owners and is a thing of beauty that most of us will envy. The impressive area has been divided into three sections with a dressing area, bedroom and bathroom. In the bathroom, A walk-in shower, vanity basin and toilet are luxuriously appointed. The dressing area has been fitted with bespoke wardrobes.





*“...THE IMPRESSIVE AREA HAS BEEN DIVIDED INTO THREE SECTIONS WITH A DRESSING AREA, BEDROOM AND BATHROOM...”*



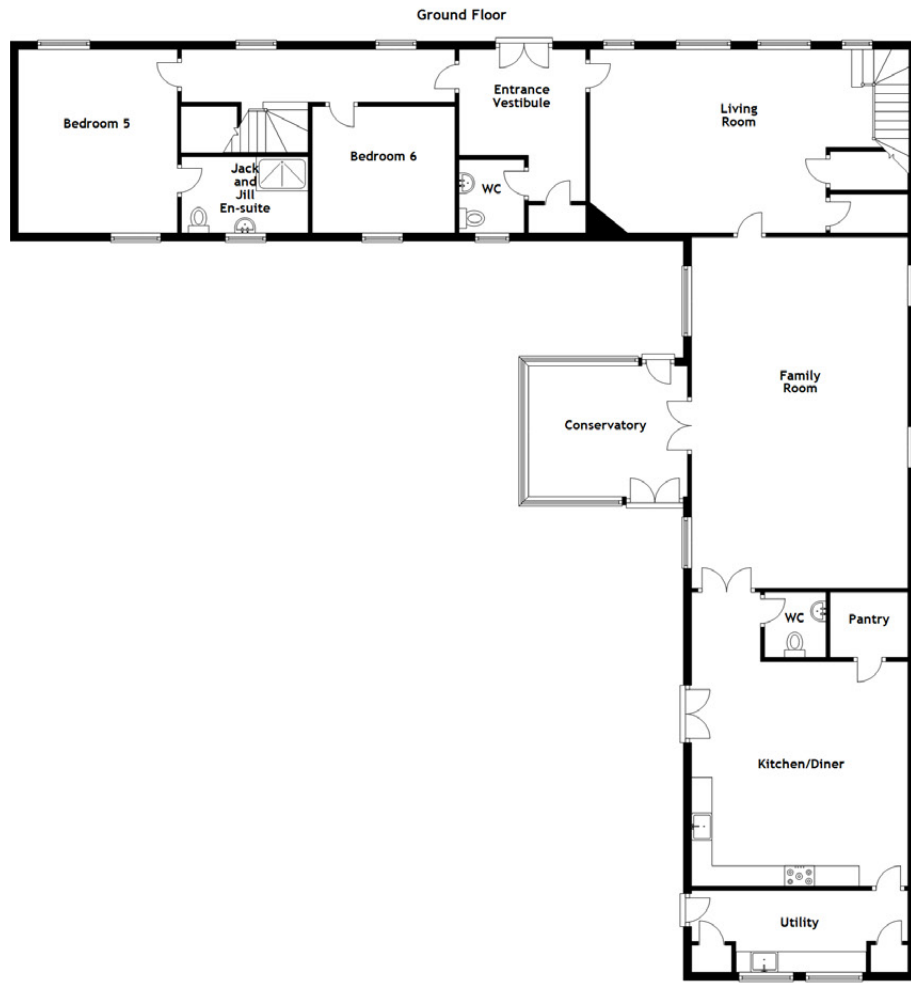






Bedroom 5 & 6 offer a Jack and Jill shower room and is conveniently located in this wing making it ideal as a guest room or teenagers wing. The sitting room is a perfect family room with built-in storage to manage any family clutter. On the upper level of this wing is a large attic room with pitched ceilings.





# THE DETAILS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Living Room	6.80m (22'4") x 4.50m (14'9")
Family Room	8.60m (28'3") x 5.30m (17'5")
Kitchen/Diner	5.50m (18'1") x 5.30m (17'5")
Utility	5.30m (17'5") x 2.00m (6'7")
Conservatory	3.90m (12'10") x 3.20m (10'6")
Master Bedroom	5.40m (17'9") x 5.30m (17'5")
En-suite	2.80m (9'2") x 2.50m (8'2")
Bedroom 2	4.00m (13'1") x 3.80m (12'5")
Bedroom 3	4.00m (13'1") x 3.65m (12')
Bedroom 4	3.90m (12'10") x 3.00m (9'10")
Bedroom 5	4.50m (14'9") x 3.90m (12'10")
Jack and Jill En-suite	3.10m (10'2") x 1.90m (6'3")
Bedroom 6	3.50m (11'6") x 3.10m (10'2")
Bathroom	4.40m (14'5") x 2.70m (8'10")
Attic Room	8.70m (28'6") x 4.70m (15'5")

Gross internal floor area (m<sup>2</sup>): 358m<sup>2</sup>  
EPC Rating: D

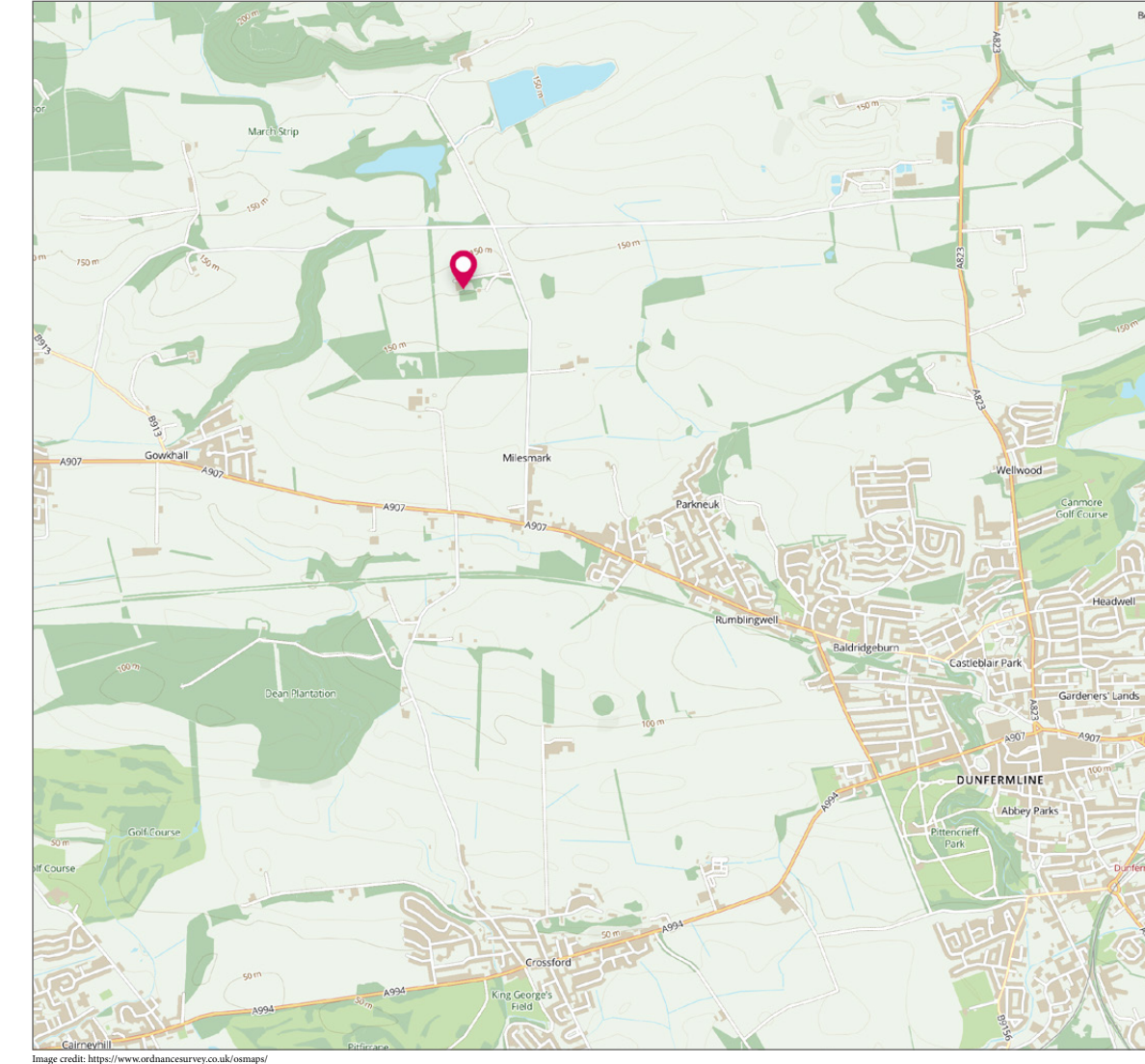


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



The landscaped grounds extend to over 3 acres and are fully enclosed with stone walls and fencing, beech/laurel and colourful fully stocked borders providing variety all year round.

2 acres of this has been subdivided into three summer grazing paddocks along with a purpose-built, large 3-horse stable block.

This is undoubtedly a perfect example of executive living from a serene rural setting. Simply magnificent!











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