




McEwan Fraser Legal

Solicitors & Estate Agents

01383 660 570

6 Scots Mill Place

HILLEND, DUNFERMLINE, KY11 9GN

The Location

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Hillend is a delightful village situated to the north of Dalgety bay upon the north shores of the Firth of Forth. Within Dalgety Bay itself, there is shopping for everyday requirements including ASDA and Tesco supermarkets, pharmacy, doctor surgery, Police station, many eateries and schooling of good repute.

Dalgety Bay provides an excellent commuter base for

those travelling north and south of the Forth Bridges by road or rail and the railway station is a short walk from the property. Nearby Inverkeithing provides an excellent park and ride facility. For those who enjoy the outdoors, there are delightful coastal and woodlands walks in and around the area. Sporting enthusiasts may benefit from the local leisure centre, tennis court and sailing club within Dalgety Bay.



“.. For those who enjoy the outdoors, there are delightful coastal and woodlands walks in and around the area ..”



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6 Scots Mill Place

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6 Scotsmill place is a wonderful family home that has been individually designed and built by the owners. This superb property boasts four/five bedrooms, a beautiful lounge/dining room with a stunning dining/family room.

Entered via the impressive hallway with a feature staircase. The ground floor accommodation flows well and is ideal for modern family living. The lounge/dining area is a well designed area that gives access to the spacious conservatory, the lounge is located to the front of the property with large window flooding the room with light. The wonderful kitchen is modern and has ample wall and base units. Off the kitchen is a well-equipped utility room with a large store and external access. Also on the ground level is a second reception room or office. There is also a useful cloakroom and WC on this level. An impressively turned stair rises to a well-proportioned first-floor landing where the bedroom accommodation is accessed. The master bedroom has handy built-in storage space and a very stylish en-suite shower room. In addition, there is a lovely family bathroom situated next to bedroom four.

Externally the property is surrounded by beautiful gardens, which are low maintenance. A well designed fully converted garage has been individually designed as a TV/cinema room with a bespoke bar. There is a large driveway to the side of the property.



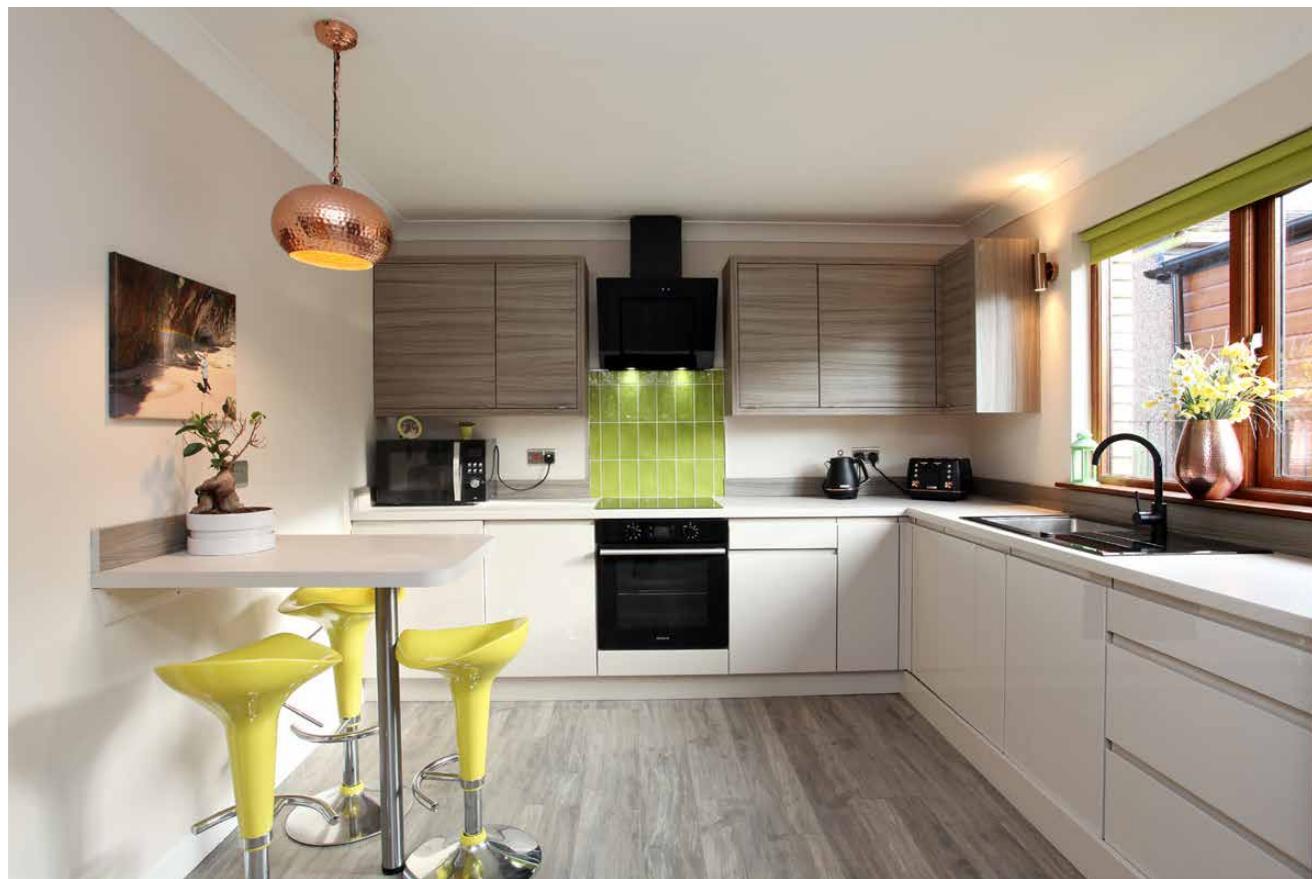
“... a well designed area that gives access to the spacious conservatory ...”



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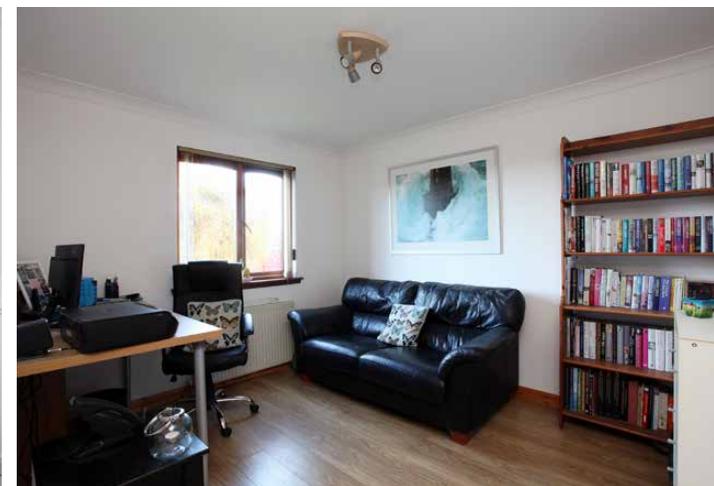
“.. The wonderful kitchen is modern and has ample wall and base units ..”



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“.. This superb property boasts four/five bedrooms ..”



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Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Bedroom 5	3.50m (11'6") x 2.85m (9'4")
Kitchen	3.70m (12'2") x 3.15m (10'4")
Utility	2.40m (7'10") x 1.65m (5'5")
Dining Room	4.75m (15'7") x 3.30m (10'10")
Lounge	4.70m (15'5") x 3.95m (13')
WC	1.80m (5'11") x 0.85m (2'9")
Conservatory	4.35m (14'3") x 2.40m (7'10")
Summer House	4.65m (15'3") x 2.45m (8')
Cinema Room	5.50m (18'1") x 3.10m (10'2")

First Floor	
Bedroom 4	2.85m (9'4") x 2.85m (9'4")
Bedroom 3	3.65m (12') x 3.05m (10')
Bathroom	3.05m (10') x 1.55m (5'1")
Bedroom 1	4.20m (13'9") x 4.00m (13'1")
En-suite	3.05m (10') x 1.20m (3'11")
Bedroom 2	4.00m (13'1") x 3.25m (10'8")

Gross internal floor area (m²): 150m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.



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McEwan Fraser Legal

Solicitors & Estate Agents

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

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Text and description
JAY STEIN
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer