

4 NEW ROW LANE

WESTFIELD, KINCARDINE, FIFE, FK10 4PR




McEwan Fraser Legal
Solicitors & Estate Agents



4 NEW ROW LANE

WESTFIELD, KINCARDINE, FIFE, FK10 4PR

If you have ever leafed through a trendy design magazine, you will know that there are certain houses that capture the imagination and take your breath away, 4 New Row Lane is that such place, beautiful, stylish, impressive, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family. This is an executive, FIVE/SIX bedroom detached villa, occupying a private setting within this exclusive development, in a private one of Kincardine's most sought-after residential areas. This substantial family home is offered to the market in true "walk-in" condition and is finished to an extremely high standard throughout and further benefits from an independent, split-level one-bedroom apartment.

Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. In more detail, the accommodation comprises a welcoming reception hallway, which benefits from a beautiful central staircase and a useful storage cupboard. A handy cloakroom/WC is located off the hallway.



The
LOUNGE



Immediately impressive formal and bright lounge, which has a range of furniture configurations, with a picture window to the front aspect and a feature bay window.

The 'hub' of the home is the magnificent, open-plan kitchen/diner, which has been beautifully fitted and well equipped to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace, which extends into an ingenious breakfast bar. It further benefits from an integrated oven, hob, extractor, microwave, fridge, and dishwasher, making it the perfect choice for an aspiring chef. French doors open from the dining area onto the decking in the rear garden, which is a great spot to spend a lazy summer's day.



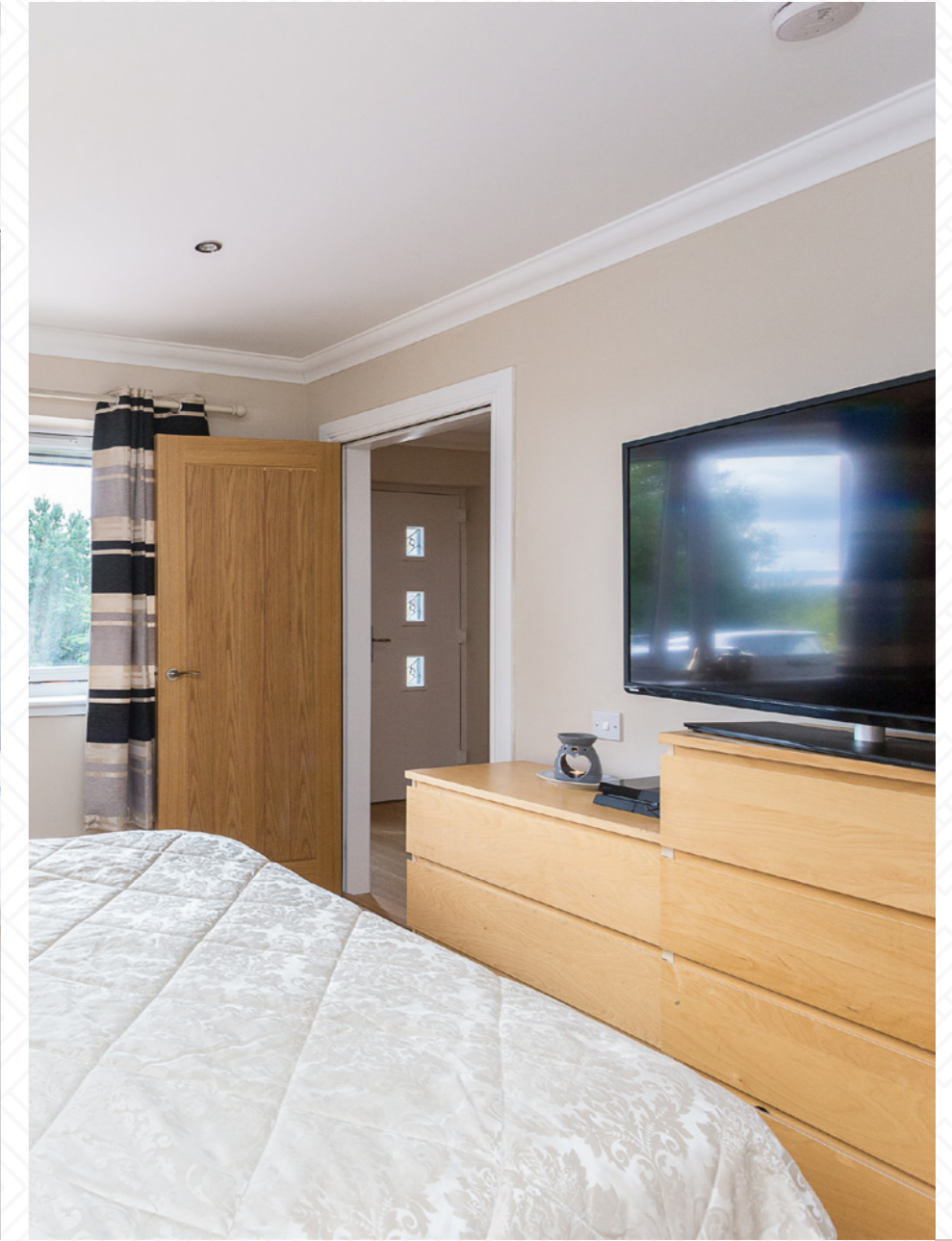
Kitchen DINER



Access to the utility/laundry room is off the kitchen and is plumbed for a washing machine and tumble dryer. A bedroom completes the impressive ground floor accommodation and this cosy room also benefits from open views to the front aspect.



Lower BEDROOM





Second
BEDROOM



The first floor offers thoughtfully planned accommodation and a stunning galleried landing. A real feature is the balcony to the front aspect with views towards Stirlingshire in the distance and has been designed with this view in mind. There are four bedrooms all have ample space for additional free-standing furniture if required and two share a modern 'Jack & Jill' shower room. The contemporary, family bathroom suite completes this floor.

**Third
BEDROOM**



**Fourth
BEDROOM**

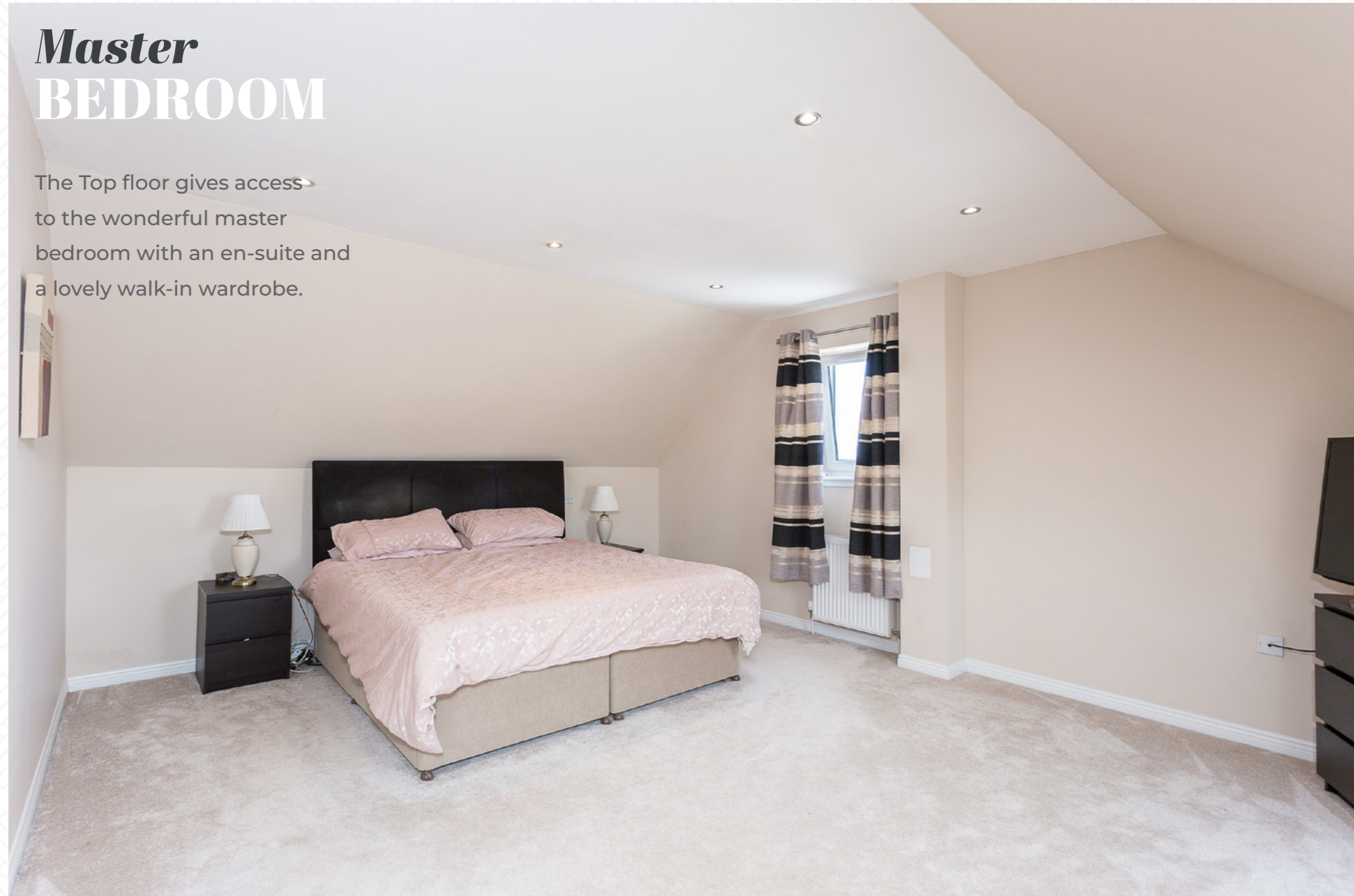


Fifth
BEDROOM



Master BEDROOM

The Top floor gives access to the wonderful master bedroom with an en-suite and a lovely walk-in wardrobe.



The property benefits from gas central heating and double glazing for additional comfort and convenience.

Externally, there is a driveway for five vehicles and access to a double garage. The front/side gardens are well maintained and the rear garden is a place where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal safe and secure environment for children.



The
GARDEN



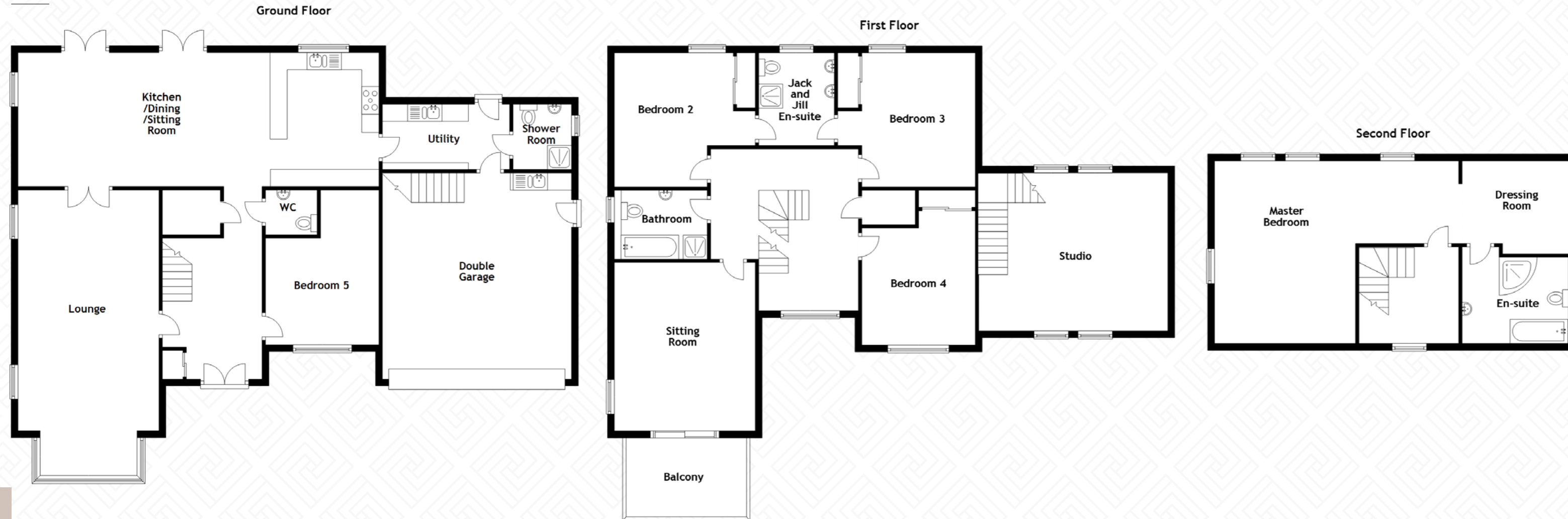
The **STUDIO**

The studio could be utilised in a number of ways including accommodation for extended family, guest accommodation, residential/holiday let, home business, or for a teenager requiring a level of independence.

The property further benefits from double glazing (independent system) and gas central heating to radiators.



Floor PLANS



The DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	8.30m (27'3") x 4.10m (13'5")
Kitchen/Diner	10.50m (34'5") x 3.90m (12'10")
Utility	3.60m (11'10") x 1.90m (6'3")
Shower Room	1.90m (6'3") x 1.70m (5'7")
Bedroom 6	4.50m (14'9") x 3.30m (10'10")
WC	1.50m (4'11") x 1.30m (4'3")
Double Garage	6.00m (19'8") x 5.50m (18'1")

First Floor	
Bedroom 2	4.90m (16'1") x 4.00m (13'1")
Bedroom 3	4.00m (13'1") x 3.90m (12'10")
Jack and Jill En-suite	2.70m (8'10") x 2.20m (7'3")
Bedroom 4	4.00m (13'1") x 3.90m (12'10")
Bedroom 5	3.40m (11'2") x 3.30m (10'10")
Bathroom	2.70m (8'10") x 2.00m (6'7")
Studio	5.50m (18'1") x 5.10m (16'9")

First Floor	
Master Bedroom	7.00m (23') x 5.30m (17'5")
Dressing Room	3.40m (11'2") x 2.40m (7'10")
En-suite	3.40m (11'2") x 2.90m (9'6")

Gross internal floor area (m²): 302m²

EPC Rating: B

The LOCATION

Westfield is a small village near Kincardine, a popular town well served by its own traditional shops and high street catering for most daily needs. More extensive shopping can be found in either Alloa, Falkirk or Dunfermline offering a wide choice of shopping, sporting, leisure and recreational facilities.

Schooling for all levels is also to hand, whilst for the commuters, there is good access by road to many areas of commerce within the central belt. Westfield is a great location for commuters seeking access via the surrounding arterial road and motorway networks to many central Scottish centres of business including Stirling, Fife, Edinburgh, Grangemouth, Falkirk and Glasgow.

The new Clackmannanshire Bridge just north of Westfield has eased traffic congestion significantly since it was opened and provides easy and quick access to the motorway network.





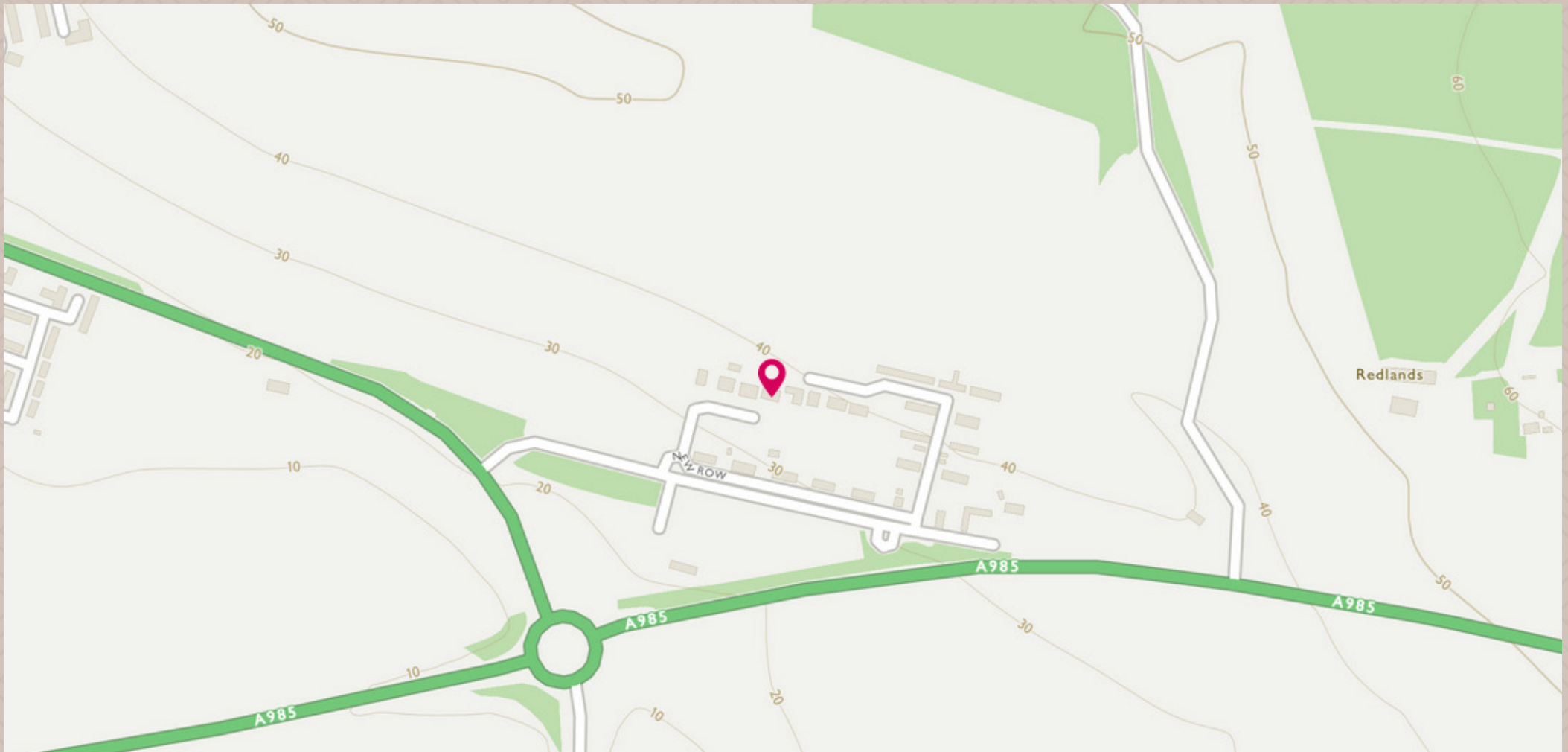


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

McEwan Fraser Legal
Solicitors & Estate Agents

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

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer