




McEwan Fraser Legal

Solicitors & Estate Agents

01383 660 570

Old School House

40 MAIN STREET, HILLEND, DUNFERMLINE, FIFE, KY11 9LE

Hillend

“Delightful coastal and woodlands walks.”



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.



Old School House



Old School House is a great place to live which will be enjoyed by all the family and friends. The property offers generous accommodation throughout and has the flexibility to enable alternative use of rooms. Stepping inside the bright entrance hall you cannot help but be impressed at the space this home has to offer. The sizeable ground floor accommodation has a variety of rooms with fantastic period features which any discerning family would delight in.

The property is accessed into the vestibule, which in turn leads to the bright spacious reception hall, with staircase leading to the upper levels. This property also has

some fantastic period features which have to be seen to be appreciated, such as the cornicing in the lounge, reception hall and family/dining room, the fireplaces and feature windows flooding the room with natural light.

The family/dining room, also located on the ground floor, is large enough for a table and up to ten chairs for more formal dining with friends and family. The main lounge has a feature fire and surround. In addition, the ground floor also has a second reception room. The modern kitchen/breakfasting area has a wealth of floor and wall mounted units and has access to the rear gardens.

Taking the staircase to the upper level, there are three good-sized double bedrooms and one single benefiting from space for freestanding furniture if required. The master has a well designed walk-in wardrobe and ensuite shower room. There is also a well-designed four-piece family bathroom on this level. The property benefits from gas central heating, original sash and case windows with generous storage all over the property.

There are well-maintained garden grounds to the rear, sides and front of the property. The rear gardens are secluded and come with a single garage. There is also ample on-street parking to the rear.





Specifications

Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	7.50m (24'7") x 3.20m (10'6")
Sitting Room	4.10m (13'5") x 3.50m (11'6")
Kitchen	4.80m (15'9") x 2.50m (8'2")
Dining Area	4.00m (13'1") x 3.30m (10'10")
Utility	2.50m (8'2") x 1.40m (4'7")
WC	1.80m (5'11") x 1.50m (4'11")

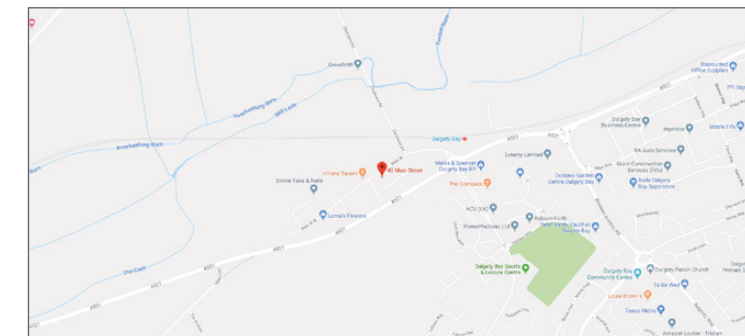
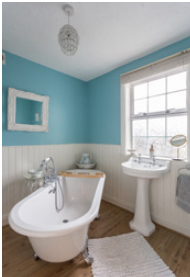
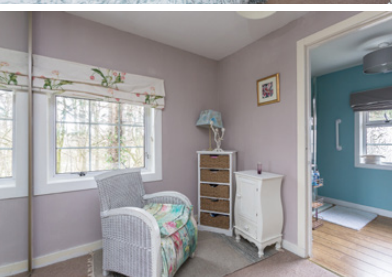
First Floor

Bedroom 1	4.00m (13'1") x 3.40m (11'2")
En-suite	3.20m (10'6") x 1.90m (6'3")
Bedroom 2	3.80m (12'6") x 3.40m (11'2")
Bedroom 3	4.10m (13'5") x 2.90m (9'6")
Bedroom 4	3.30m (10'10") x 2.40m (7'10")
Bathroom	2.80m (9'2") x 2.50m (8'2")

Gross internal floor area (m²): 169m²

EPC Rating: C

Extras (Included in the Sale): Carpets, floor coverings, light fittings, blinds, oven hob and hood.





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
HAYLEY MATEAR
Designer