

# 28 Skene Street

STRATHMIGLO, FIFE, KY14 7QL



*Wonderful six bedroom detached home  
with an enclosed garden*



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Viewing is highly recommended to appreciate this impressive, beautiful and flexible family home which offers generous accommodation throughout set within private garden grounds. With six bedrooms, two large reception rooms plus an office/studio, the property has the flexibility to be used in a variety of ways depending on the new owners' needs.

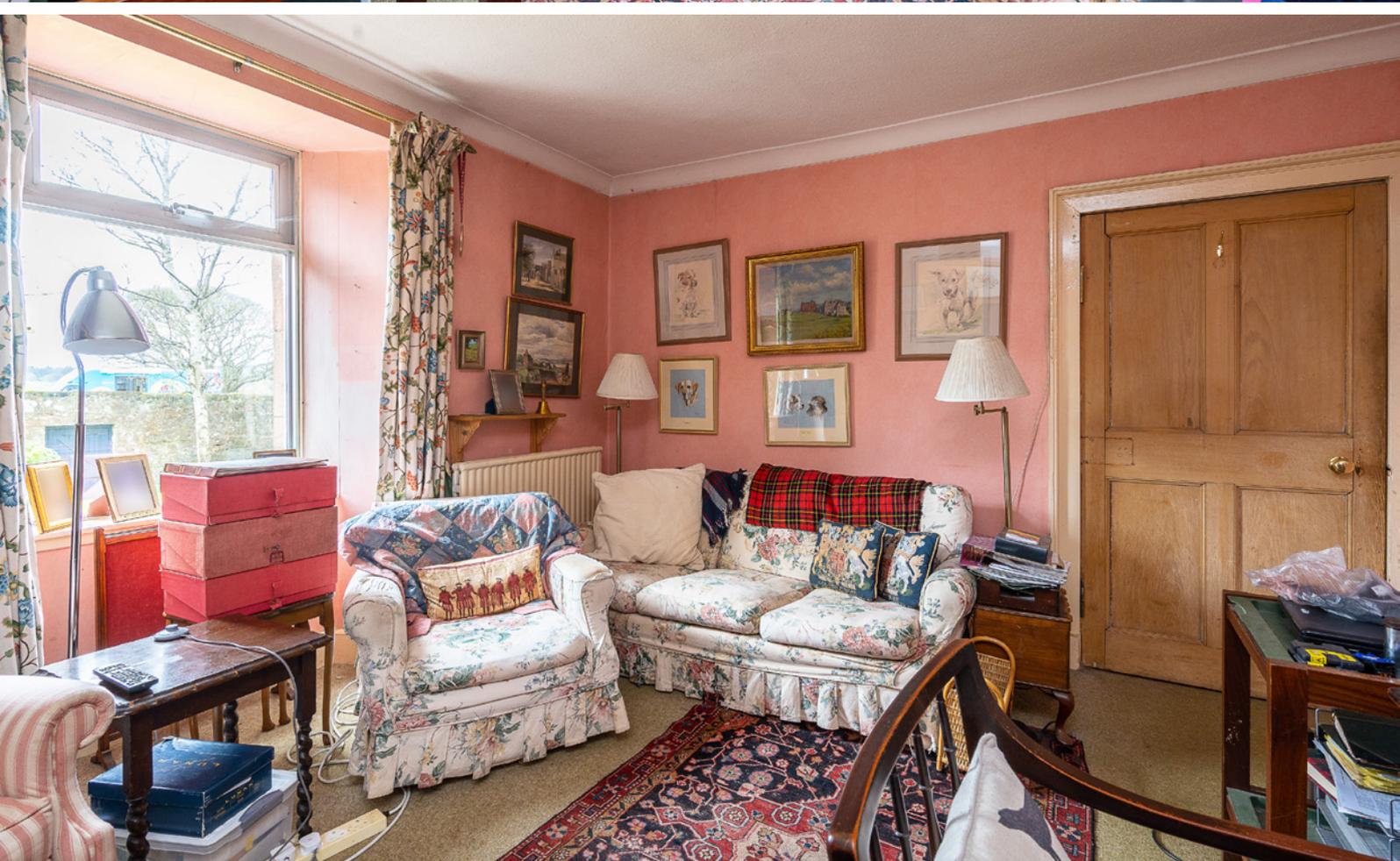
# THE LOUNGE



The house is accessed by means of a vestibule with mosaic floor and ornate glass-fronted second door which leads into an impressive hallway with a beautiful curved staircase leading to the upper floor.

The ground floor comprises the lounge and sitting room, both of which retain lovely original shutters with deep panelled window recesses and an open fire.

# THE SITTING ROOM



# THE KITCHEN

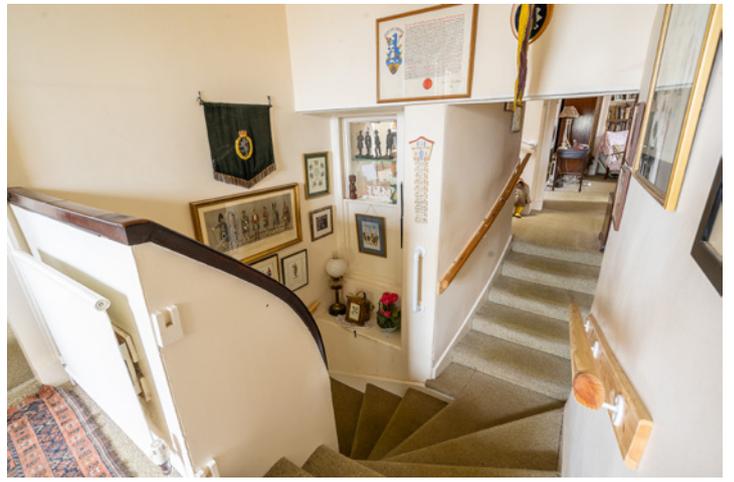


There is a large and welcoming family size dining kitchen with AGA range cooker and stone tiled floor, a spacious utility room, a three-piece shower room and a large separate dining room. The dining room could be re-purposed as a home office, studio, or as a bedroom for someone with mobility issues, due to the shower room next door.



# THE DINING ROOM & SHOWER ROOM





Halfway up the stairs, sits bedrooms one and two, located to the front. Both rooms have fantastic views over the countryside. The upper floor then opens onto four further good-sized bedrooms, a family bathroom and separate shower room. Bedroom three is situated in the original house and retains the period charms including working shutters, window seats, and impressive corning. The three remaining bedrooms and shower room are situated in the newer part of the house which could lend itself well to a granny flat or self contained AirBnB accommodation.

This bright and spacious property also benefits from gas central heating, original large sash and case windows and generous storage.

# BEDROOM 1



# BEDROOM 2



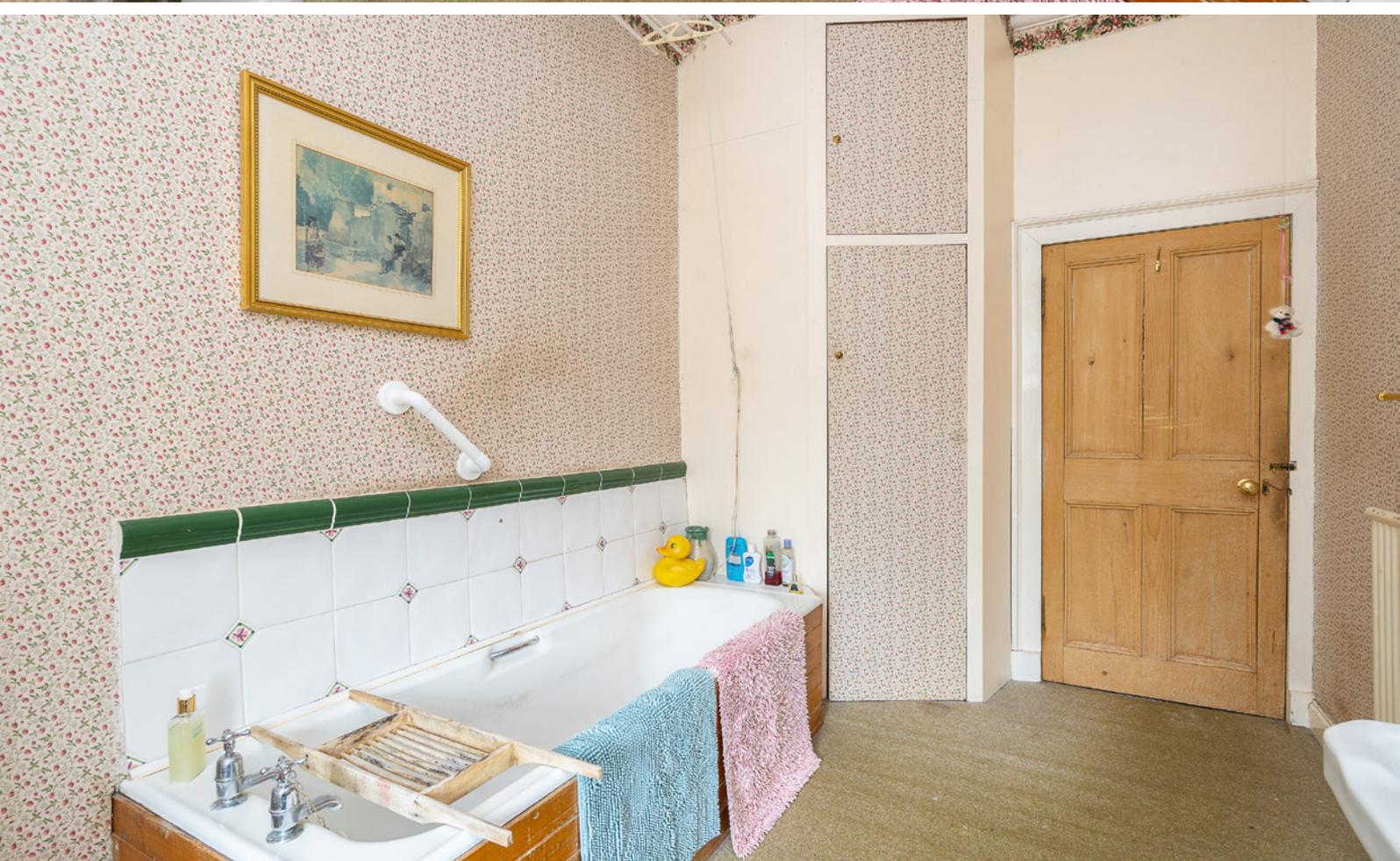
# BEDROOM 3



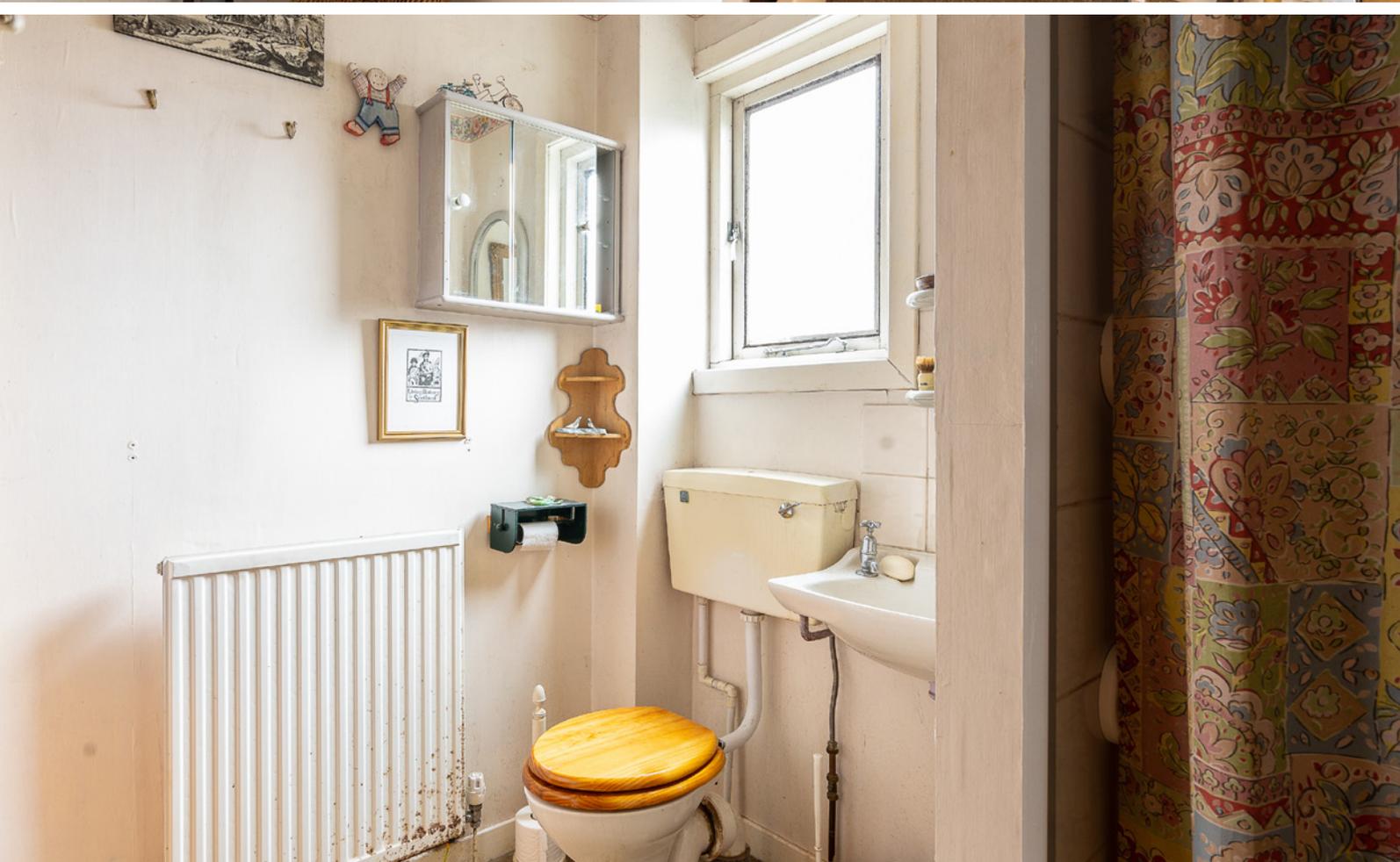
# BEDROOM 4 & 5



# THE BATHROOM



# THE SHOWER ROOM



Retaining many original features unique to late Georgian, early Victorian properties, 28 Skene street also boasts a quarter-acre walled garden stocked with specimen plants, well laid out borders and cosy nooks just right for entertaining, sunbathing and accommodation of children's play requirements. It can also be accessed via double gates in the high rear yard.

There is a large double garage built into the house which has walled garden ground and three private parking spaces. This part of the property may appeal as a development project subject to the necessary consents being obtained.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	5.20m (17'1") x 4.30m (14'1")
Sitting Room	3.90m (12'10") x 3.80m (12'6")
Kitchen	5.40m (17'9") x 4.80m (15'9")
Utility	3.80m (12'6") x 2.20m (7'3")
Dining Room	5.10m (16'9") x 3.80m (12'6")
Shower Room	2.50m (8'2") x 2.49m (8'2")

## First Floor

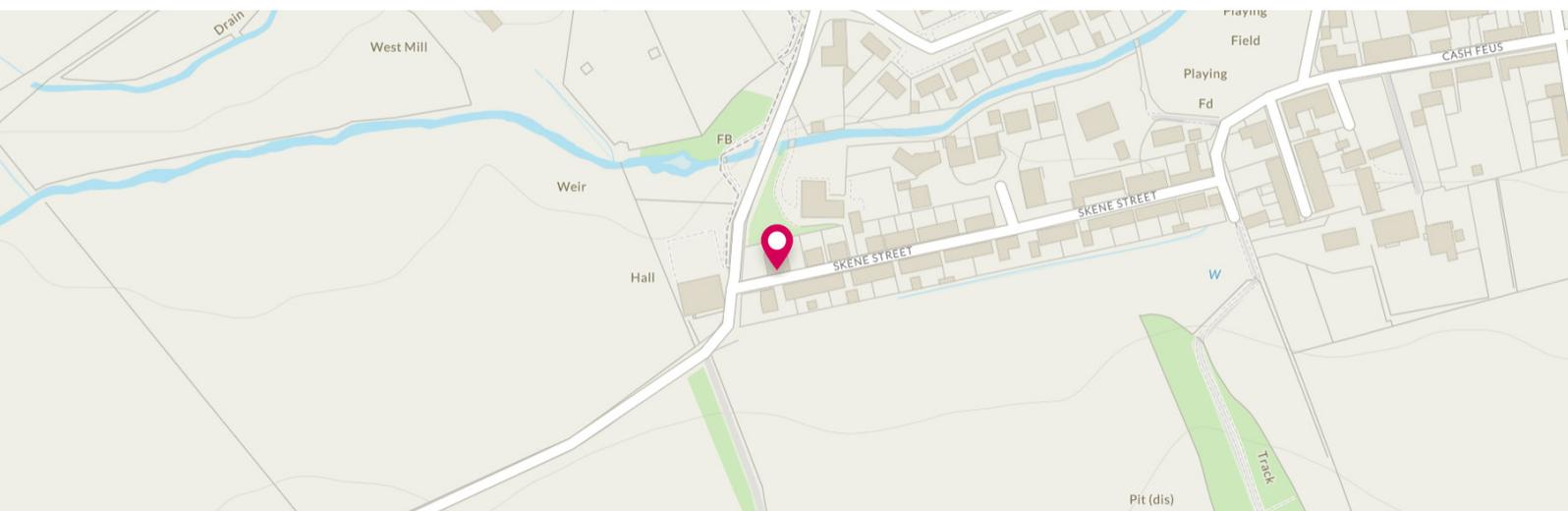
Bedroom 1	5.20m (17'1") x 4.30m (14'1")
Bedroom 2	5.20m (17'1") x 3.90m (12'10")

Bedroom 3	4.80m (15'9") x 3.50m (11'6")
Bedroom 4	4.50m (14'9") x 2.70m (8'10")
Bedroom 5	4.50m (14'9") x 2.70m (8'10")
Bedroom 6	3.50m (11'6") x 2.80m (9'2")
Bathroom	3.60m (11'10") x 2.20m (7'3")
Shower Room	2.30m (7'7") x 1.90m (6'3")
Garage	5.06m (16'7") x 4.80m (15'9")

Gross internal floor area (m<sup>2</sup>): 230m<sup>2</sup>

EPC Rating: D

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



# THE LOCATION

Strathmiglo is a charming village nestling in the broad glen to the north of the Lomond Hills. The countryside around the village is beautiful, with extensive walks in the surrounding hills, and Loch Leven Nature Reserve giving wonderful opportunities for both wildlife watching and fishing.





It is well served by public transport and within easy commuting distance of Edinburgh, Dundee, Perth, and St Andrews, and also the park and ride for Edinburgh airport. Strathmiglo has a highly regarded primary school close to the property along with daily school bus to Bell Baxter High School in Cupar, and several local shops including a general store with a Post Office. the village parks are lovely and dog friendly, and there is also a good local pub which is a popular eatery too.



# McEwan Fraser Legal

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