

Wildwood Cottage

CLENTRY, KELTY, KY4 0JQ



Semi-detached cottage in the heart of Blairadam Forest that offers a serene retreat in a picturesque location



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to introduce to the market this gorgeous cottage. Nestled in the heart of the picturesque Blairadam Forest, this semi-detached cottage offers a peaceful retreat in a serene natural setting. With its charming character and idyllic surroundings, this property presents an opportunity to embrace a rural lifestyle while appreciating the beauty of nature.

THE LOUNGE



Upon entering the cottage, you will find a warm and inviting interior. The lounge serves as a cosy gathering space for quiet evenings or intimate get-togethers. Please note the log-burning stove is not functioning and requires a service. Adjacent to the lounge, the kitchen offers functionality and convenience, equipped with modern appliances and storage options.

THE KITCHEN



The layout consists of three well-proportioned bedrooms, providing ample space for rest and relaxation. A well-appointed bathroom completes the layout, providing a serene space for relaxation.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



Externally, the property is enveloped by a generous garden ground, providing opportunities for outdoor enjoyment and leisure. The expansive outdoor space allows for the creation of peaceful seating areas or the cultivation of a vibrant and productive garden. Additionally, there is a garage available for convenient storage purposes. Furthermore, a former kennel has been repurposed as a versatile home gym, but could equally be utilised as a home office.

It is important to note that the heating system in the property is currently not operational and will require repair. This presents an ideal opportunity for the new owner to address the heating issue and customise the heating system to their preferences and needs. Our client currently lives comfortably with free-standing electric heating and of course, solar heating or air-source heat pumps etc can be considered.

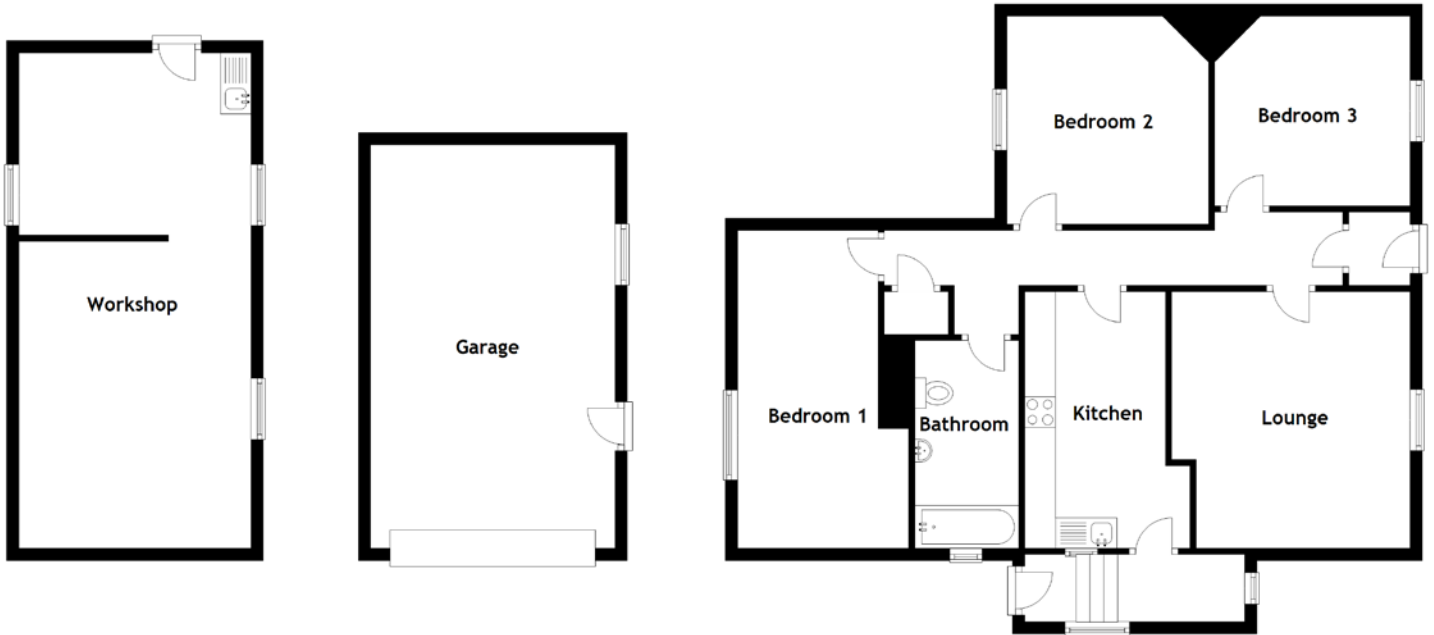
In summary, this semi-detached cottage in the heart of Blairadam Forest offers a serene retreat in a picturesque location. With its cosy interior, ample outdoor space, garage, and versatile home gym, this property caters to a variety of lifestyles. Embrace the tranquillity of forest living and take advantage of the potential this property holds. To learn more about this opportunity, feel free to contact us and arrange a viewing.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

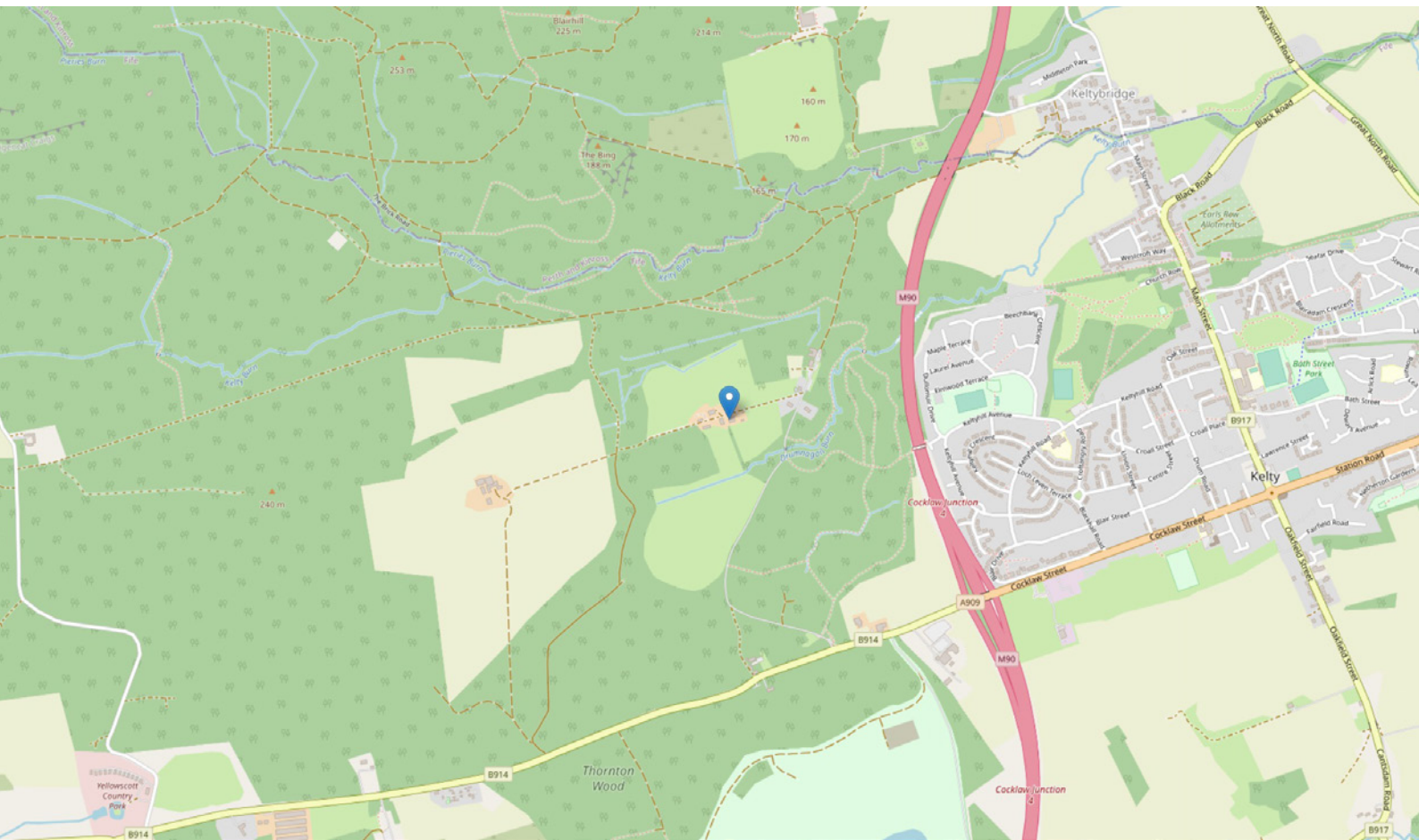


Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.90m (12'10")
Kitchen	4.20m (13'9") x 2.70m (8'10")
Bathroom	3.40m (11'2") x 1.70m (5'7")
Bedroom 1	5.20m (17'1") x 2.80m (9'2")

Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
Garage	6.60m (21'8") x 4.00m (13'1")
Workshop	8.10m (26'7") x 3.80m (12'6")

Gross internal floor area (m²): 82m² | EPC Rating: G



THE LOCATION

Situated within the peaceful enclave of Clentry, nestled within the enchanting Blairadam Forest trail, this property enjoys a truly idyllic location surrounded by the beauty of nature. Offering a serene and secluded setting, this area presents an exceptional opportunity for those seeking tranquillity and a connection to the great outdoors. Clentry, within the Blairadam Forest trail, is renowned for its picturesque landscapes, lush greenery, and captivating woodland vistas. Living here means immersing oneself in the natural splendour of ancient trees, meandering trails, and an abundance of wildlife. The peaceful ambience and unspoiled surroundings provide the perfect escape from the hustle and bustle of everyday life, allowing residents to appreciate the serene beauty that Blairadam Forest has to offer.





The location boasts an array of outdoor activities and recreational opportunities, with the forest trail offering an extensive network of scenic walks, hiking routes, and cycling paths. Nature enthusiasts will relish the opportunity to explore the trails, discover hidden gems and enjoy breathtaking views along the way. The enchanting atmosphere and natural wonders of Blairadam Forest are sure to inspire a sense of wonder and adventure in those who reside here. Despite the tranquil setting, Clentry maintains convenient access to nearby amenities and services. Within a short distance, residents can find a selection of local shops, restaurants, and essential services, ensuring that daily needs are easily met. For a wider range of amenities, the nearby town centres of Kelty, Kinross and Dunfermline, offer a variety of shopping options, dining establishments, and cultural attractions.

Commuting to other destinations is made convenient by the proximity to major road networks, allowing for easy access to nearby towns and cities. The tranquil seclusion of Clentry is harmoniously balanced with the practicality of accessibility, ensuring that residents can enjoy the best of both worlds. In summary, Clentry, located within the Blairadam Forest trail, offers a remarkable setting for those seeking a harmonious blend of natural beauty and tranquillity. With its captivating woodlands, scenic trails, and a range of outdoor activities, this location is an ideal haven for nature enthusiasts and those who appreciate the serenity of the forest. Embrace the opportunity to immerse yourself in the wonders of Blairadam Forest and discover a lifestyle that is truly extraordinary.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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.