



“Carraigin” Arnot Tower by Leslie, Fife KY6 3JQ

Part Exchange Available

Exquisitely presented
4 bedroom cottage
with large outbuilding
with full planning permission
for conversion

Viewing: By appointment telephone
selling solicitors: 0131 524 9797



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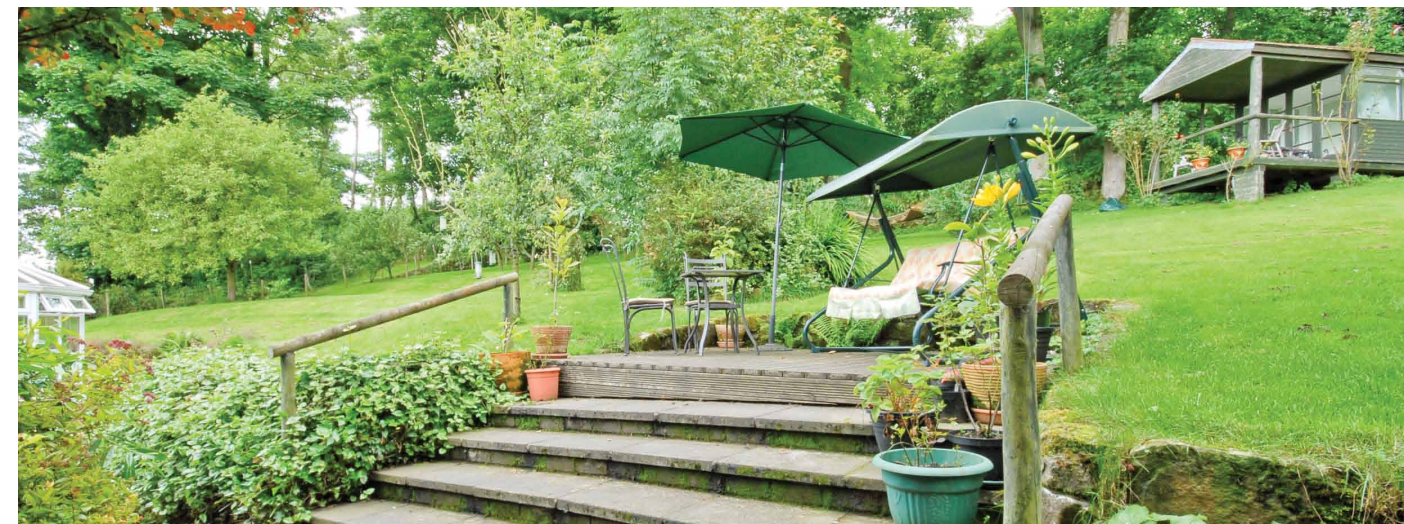
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CARRAIGIN

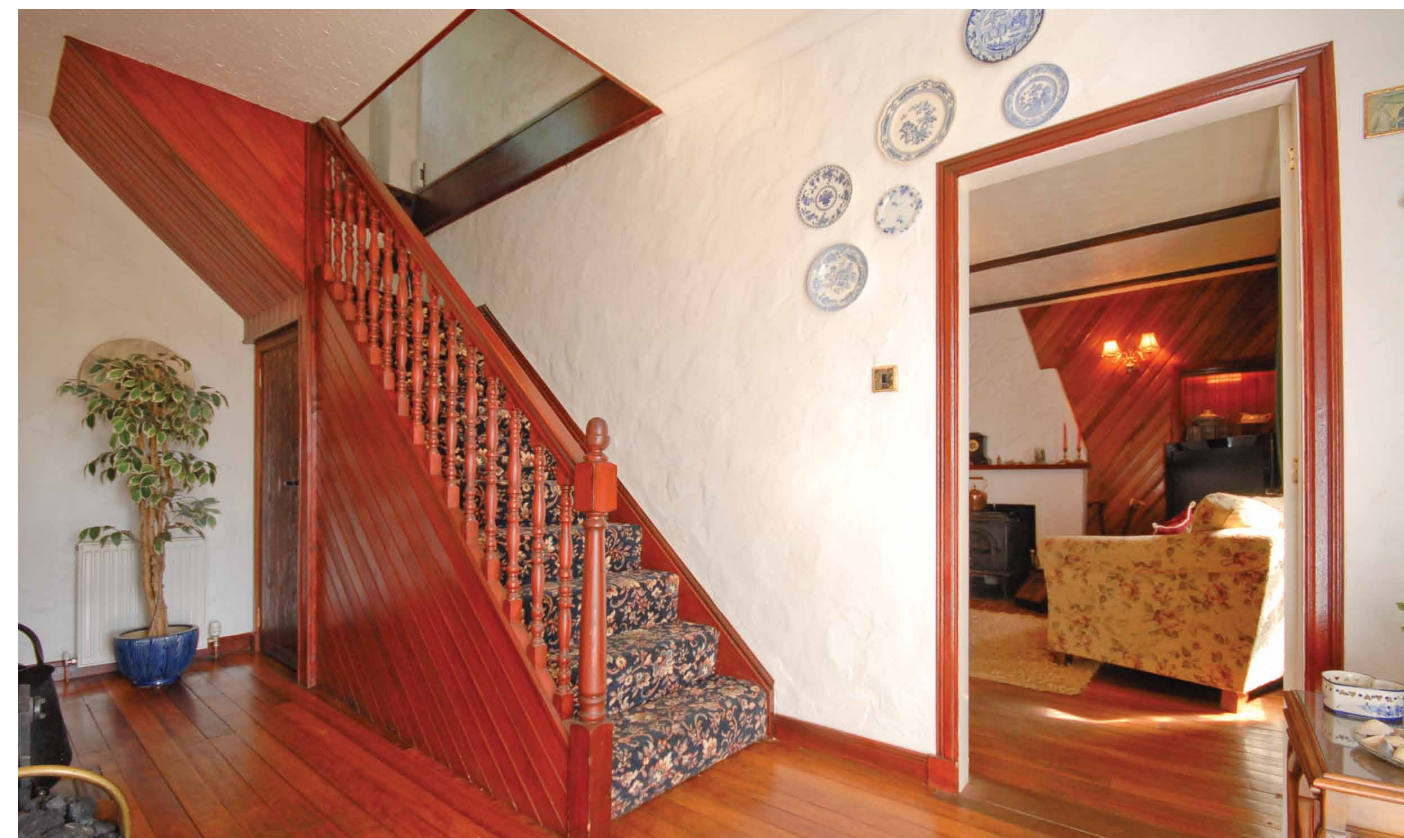
Is an immaculately presented four bedroom detached cottage with outbuildings on a separate plot that has full planning consents for a detached property with its own driveway (currently being used as a workshop and for storage). This combination of period cottage and development potential is unquestionably one of the most unique opportunities within the area and is available with part exchange and attractive finance opportunities.

The cottage sits proudly in a good sized plot with ample car parking for up to four to six cars in the shared driveway between the workshop and the cottage.

The area itself has excellent communication links for its rural setting, positioned 1.5 miles from the hamlet of Scotland, being 10 miles to the full M90 network which gives immediate access to Edinburgh, Fife and central Scotland. There

is also a main line train station within Kirkcaldy and Inverkeithing that gives full access to the network with Edinburgh airport (approx. 27 miles).

The property is very well served for education at Portmoak Primary School in Kinnesswood with a high school in Kinross, there is also a selection of private schools within a 35 mile radius.





Within a short drive is Milnathort and Kinross where all your daily shopping needs are catered for with Dunfermline (15.3 miles, 25 minutes) and Kirkcaldy (9.6 miles, 21 minutes) providing an excellent range of professional services, higher education, cultural and retail facilities.

Carrigan is also positioned to enjoy all the countryside of the surrounding areas through Perth, Kinross and the Kingdom of Fife. Throughout all these areas there is a plethora of activities for all.





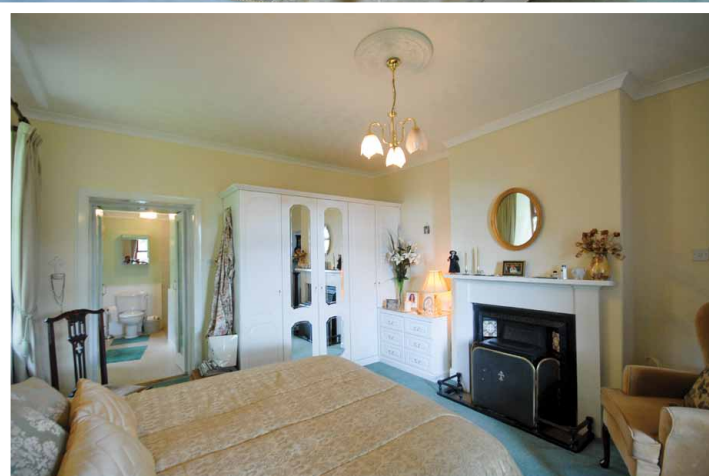
Accommodation (ground floor) total area spread over 2296sq Ft\ 214sq M

Consists of a formal entrance hall (with fireplace), main formal lounge, dining room, fitted kitchen with a Stanley oil cooker and separate dining area with open access to the large high conservatory, two large Double bedrooms with en-suites, WC cloakroom and family bathroom.

Accommodation (first floor)

Two well-appointed spacious bedrooms with ample storage, one with access to the roof terrace. A good sized office/library accessed by a separate staircase.

The rear gardens have been presented with a mix of levels and mature shrubbery thus giving the property a landscaped open plan elevation and views that must be seen to fully appreciate what's on offer. These can be further enjoyed from the wooden summer house sited on a raised position in the garden. A stream runs through the back and side elevations, an early viewing is strongly recommended to fully appreciate the flexible accommodation and attention to detail within this majestic detached cottage in a remarkable location.



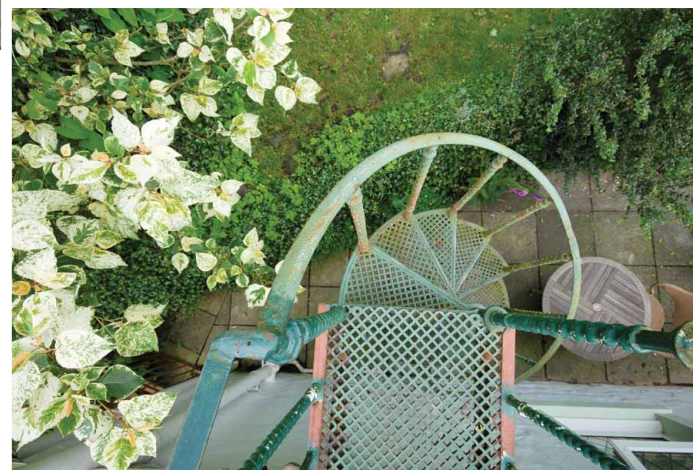
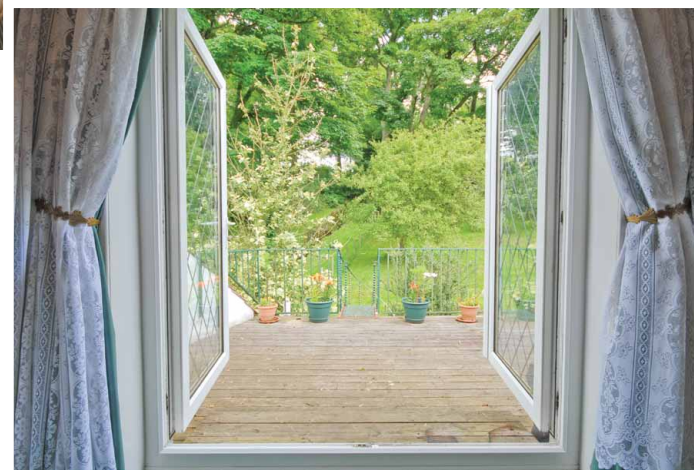
Accommodation (Outbuilding) spread over 963sq Ft\89sq M

Large stone built outbuilding with full planning permissions available on request (application number 09/01835/FLL) to convert into a two bedroom cottage with its own access/driveway.

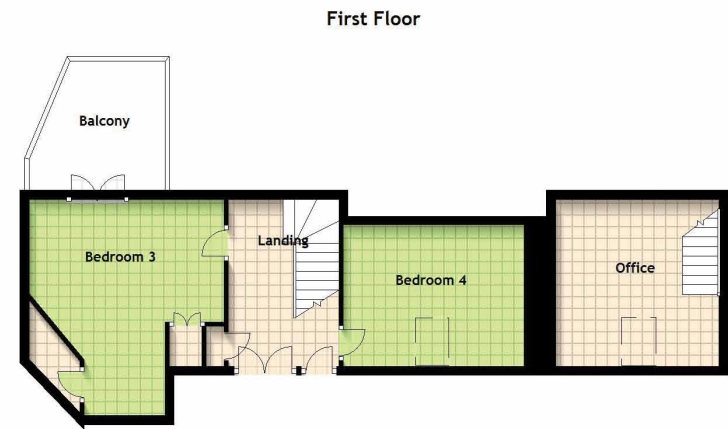
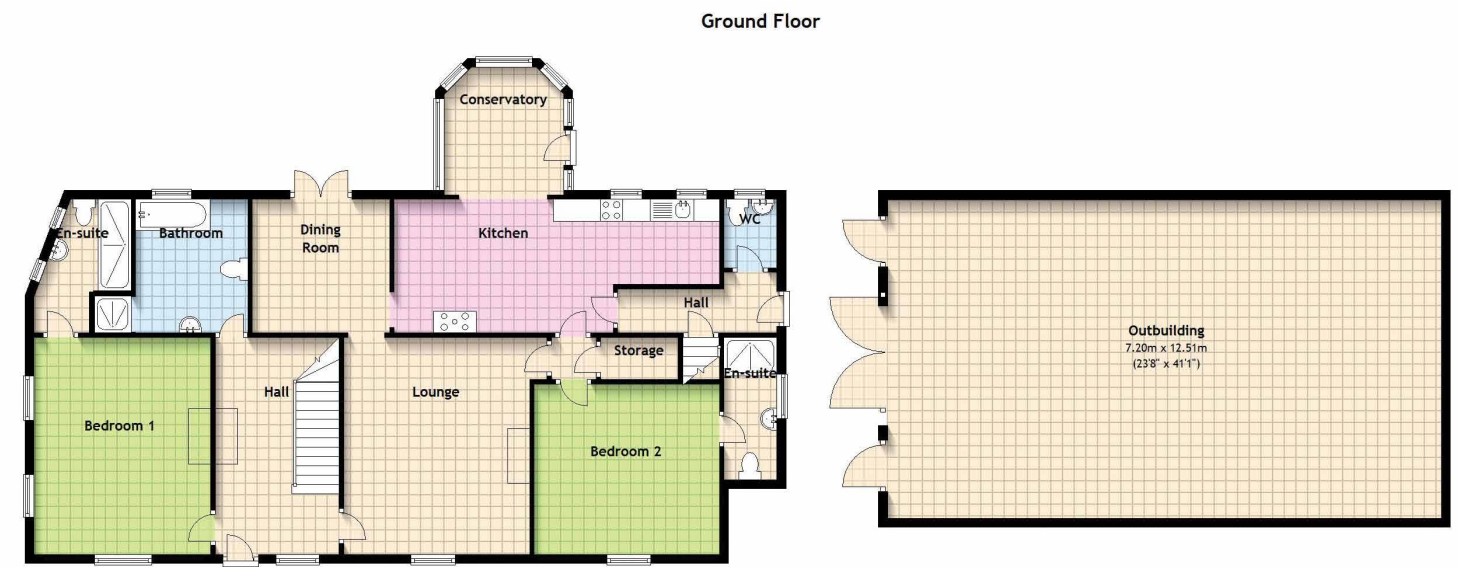
This property is a must view within the area and is available with a negotiated entry date part exchange and flexible finance options.

The property also benefits from oil fired central heating, mains water, mains electric, septic tank & double glazing.

Council tax is currently band G with Perth and Kinross local authority.







Approximate Dimensions

(Taken from the widest point)

Lounge	4.80m (15'9") x 4.20m (13'9")	Bedroom 2	4.20m (13'9") x 3.85m (12'8")
Kitchen	8.20m (26'11") x 2.92m (9'7")	En-suite	3.02m (9'11") x 2.00m (6'7")
Dining Room	2.86m (9'5") x 2.60m (8'6")	Bedroom 3	4.72m (15'6") x 4.40m (14'5")
Conservatory	2.90m (9'6") x 2.70m (8'10")	Balcony	3.07m (10'1") x 3.02m (9'11")
Office	3.99m (13'1") x 3.79m (12'5")	Bedroom 4	4.10m (13'5") x 3.20m (10'6")
Bedroom 1	4.90m (16'1") x 4.00m (13'1")	Bathroom	3.02m (9'11") x 2.20m (7'3")
En-suite	3.21m (10'7") x 1.20m (3'11")	WC	1.55m (5'1") x 1.20m (3'11")

Extras

All fitted carpets and floor coverings, hob, oven, cooker hood, fitted appliances and a Stanley oil-fired range.



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Part Exchange - If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

Doing Things Differently!

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 an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.