




McEwan Fraser Legal
Solicitors & Estate Agents
01592 800 695

1 Mid Strathore Farm Cottage

STRATHORE ROAD, THORNTON, FIFE, KY1 4DF

THE LOCATION THORNTON

STRATHORE ROAD, THORNTON, FIFE, KY1 4DF

WITH PANORAMIC VIEWS OF THE COUNTRYSIDE

Thornton is well-positioned between Glenrothes and Kirkcaldy offering primary school, shops and railway station with a regular train service on the Fife circular line from Thornton Station, (a 9-minute walk from the house) or via Kirkcaldy mainline station a short three-mile drive away. Dundee, Aberdeen and Perth are also within easy reach.

Thornton has many leisure facilities, all within very close proximity to the property. These include a bowling club, golf club, park with sports pavilion, playing fields and children's playground, a library, and a well-subscribed village hall, where many classes and other activities take place. There is also a village pub.



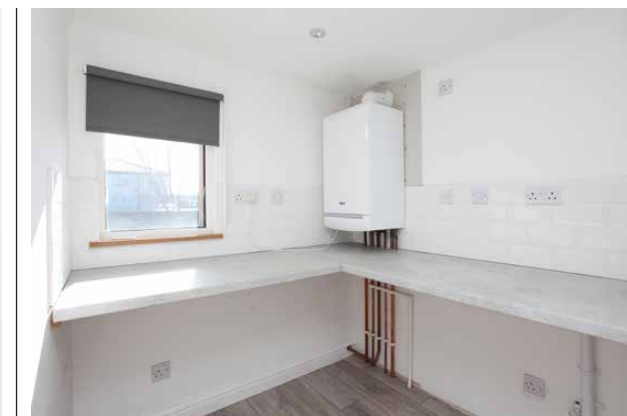
1 MID STRATHORE FARM COTTAGE

STRATHORE ROAD, THORNTON, FIFE, KY1 4DF

McEwan Fraser Legal is delighted to present this immaculate three bedroom bungalow in truly walk-in condition.

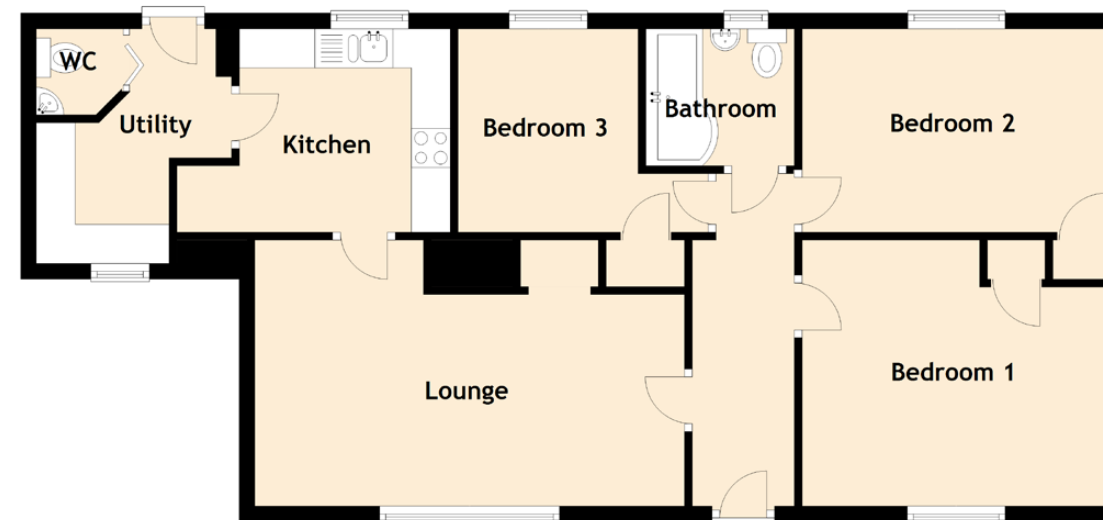
Once inside, you will be greeted with first-class specifications and cleanliness. There is an entrance hallway allowing access to all rooms. An impressive lounge with large picture window floods the room with natural light and offers extensive views. The kitchen/dining area will accommodate a dining table and chairs. The spacious kitchen has an extensive area of worktops, a breakfast dining table and is fitted throughout with good quality floor and wall-mounted units with access to the spacious utility room. All three bedrooms are double in size, two of which have built-in storage space. The main bathroom is spacious and offers a contemporary three-piece suite.

The property also includes double glazing throughout, gas central heating and a large driveway. The front garden includes a paved and grassed area with shrubs, while the enclosed rear garden offers great privacy which is bordered by grass and shrubs. This property is available for immediate entry.





SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.40m (11'2")
Kitchen	3.50m (11'6") x 2.60m (8'6")
Utility	3.00m (9'10") x 2.50m (8'2")
Bedroom 1	3.95m (13') x 3.40m (11'2")
Bedroom 2	3.95m (13') x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.75m (5'9")
WC	1.10m (3'7") x 1.10m (3'7")

Gross internal floor area (m²): 75m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and integrated appliances.

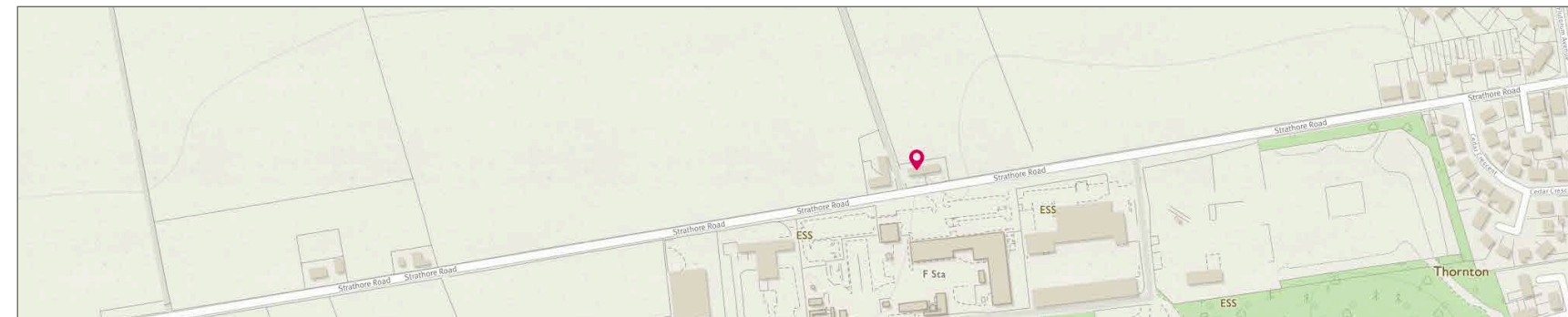


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



Rear View

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695
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
LEIGH ROLLO
 Photographer



Layout graphics and design
ALLY CLARK
 Designer