

**BAIRD
LUMSDEN**

**Lochend Farm, Lassodie, Kingseat,
near Dunfermline, Fife, KY12 0SP.**

Offers over £315,000.





Particulars of Sale

Dunfermline 4 miles & Edinburgh City Centre 20 miles.

A 4 bedroom detached rural home with a useful range of outbuildings and approximately 2.15 acres (0.87 Ha).

DIRECTIONS

From the Police Station at Dunfermline travel directly ahead onto Townhill Road. At the top of Townhill Road bear round to the right onto Kingseat Road. Follow the road leading out of Dunfermline and travel through the village of Kingseat. Follow the road and Lochend Farm is set on the left hand side.

SITUATION

Lochend Farm enjoys an attractive rural position north east of Dunfermline and in close proximity to Loch Fitty. The surrounding countryside is ideal for scenic walks, wildlife watching, fishing, golfing and all outdoor pursuits.

The extensive amenities of Dunfermline are only a short journey away and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh is easily reached by road, rail and bus. It offers superb facilities including shopping, leisure and cultural facilities as well as an airport.

DESCRIPTION

Lochend Farm is a charming rural home in an attractive setting. The property has operated for many years as a small holding with strawberries and soft fruits grown on its land. Other areas were used for vegetable production, bee keeping and goats.



The property offers an excellent mix of a character four bedroom home, a good range of outbuildings and an excellent land holding of approximately 2.15 acres (0.87 Ha). It is ideal for use as a small hobby farm, for equestrian use or for a range of other rural pursuits. The outbuildings and land hold development potential subject to the required consents.

The farmhouse is a four bedroom cottage style home with an oil fired central heating system and double glazing to the majority of windows. The property requires some modernisation but once completed will provide an attractive family home. The design includes hall, lounge / dining room with open fire, fitted breakfasting kitchen, recently re-fitted bathroom and four bedrooms. There is an adjoining two room building (But n Ben) on the east side of the cottage. This could be extended into to create a larger home if required subject to the required consents.

The other outbuildings can be summarised as:

General purpose Barn	4.37m x 2.72m (outbuilding 1 on the floor plan)
Main Barn	7.75m x 5.63m (outbuilding 3 on the floor plan)
Former Piggery	9.19m x 7.70m (outbuilding 2 on the floor plan)
Ruin	6.80m x 4.94m
Garage 1	4.75m x 2.84m
Garage 2	4.74m x 2.95m
Workshop	5.98m x 4.53m.

The buildings are ideal for use as storage, workshops, stabling and garaging. There is extensive parking to the front of the property.

GENERAL INFORMATION

VIEWING

By appointment through the joint selling agents contact Baird Lumsden on 01786-833800 info@dmhbl.co.uk or Stevenson & Marshall 01383-721141 reception@stevenson-marshall.co.uk



ENERGY RATING

The property is rated as E(52).

COUNCIL TAX

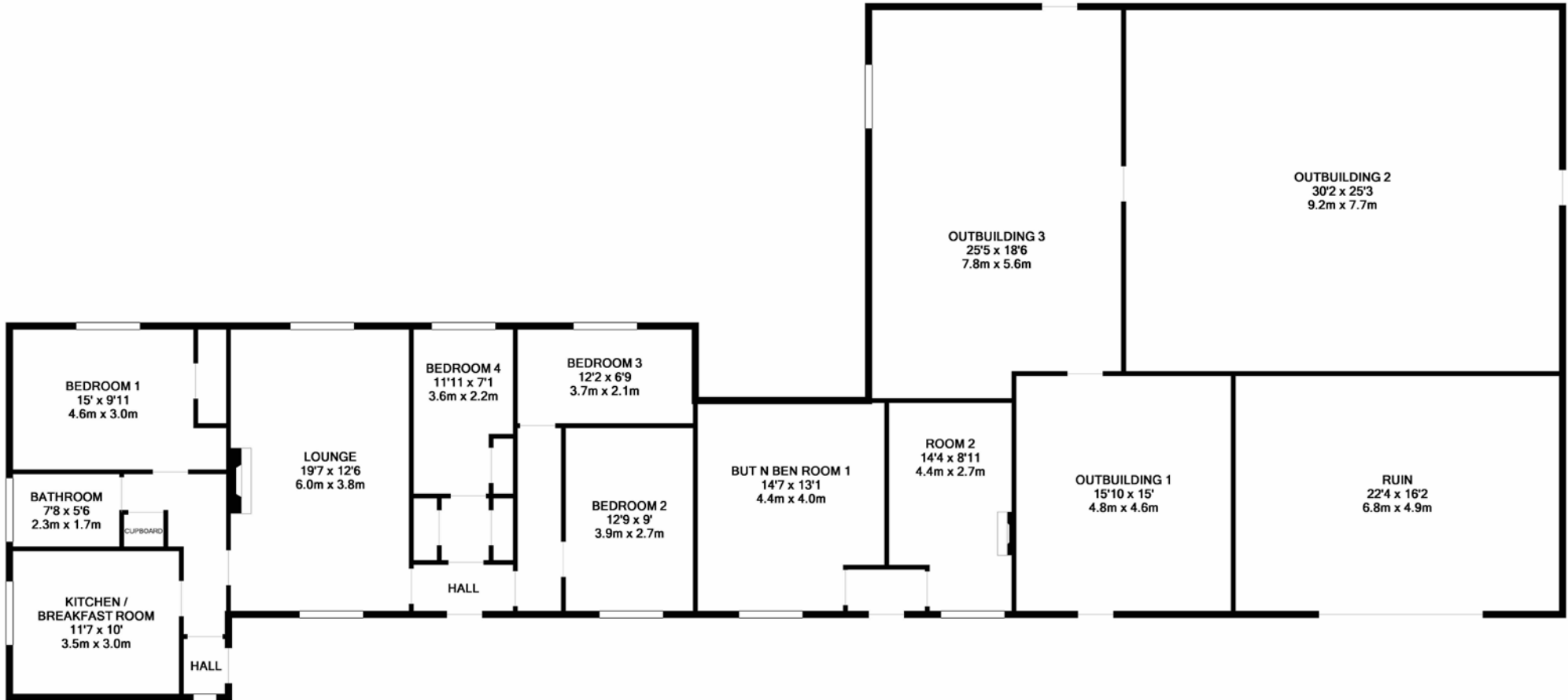
The property is Band C.

ANTI MONEY LAUNDERING REGULATIONS

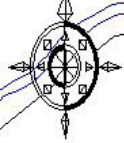
The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on purchasers. Once an offer has been accepted, the purchaser or their solicitor will need to provide, proof of identity, proof of residence and proof of funds for the purchase to Baird Lumsden.

Photographs and particulars prepared July 2018.

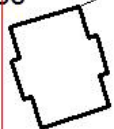




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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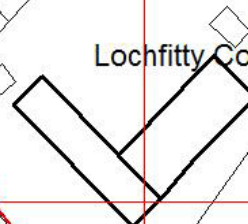


Lochview House



Lochfitty

Lochfitty Cottage

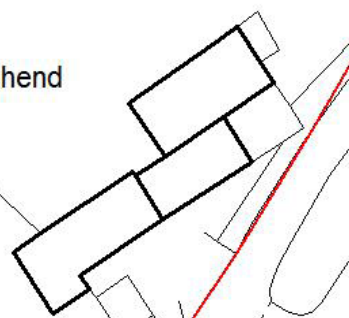


Posts

132.6m

Memorial

Lochend



Sinks





PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property.

Baird Lumsden, their clients and any joint agents give notice that:

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused.

No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise.

It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser.

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No person in the employment of Baird Lumsden has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of Baird Lumsden, nor any contract on behalf of the Sellers.

Selling Agents

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