



**Stevenson Marshall**  
Property & Law

**Brundelbank**  
Upper Steelend, KY12 9LP

**Offers over £330,000**

## Brundelbank, Upper Steelend

A detached dwellinghouse set within over six acres of equestrian land, including paddocks, stables and outbuildings.

There is an excellent internal layout which includes entrance vestibule, reception hallway, WC/cloaks, lounge, dining room, public room/downstairs double bedroom, breakfasting kitchen, utility room, mezzanine level, bathroom, upper landing, two double bedrooms and box room.

Oil fired heating and double glazed windows are installed. There is excellent storage, flexible layout and period features throughout.







## Room sizes and accommodation

### Lounge

4.45m x 3.95m (14'7 x 13'0)

### Dining room

4.49m x 3.97m (14'9 x 13'1)

### Downstairs bedroom

4.55m x 3.89m (14'11 x 12'9)

### Kitchen

4.09m x 3.94m (13'5 x 12'11)

### Utility room

2.14m x 1.81m (7'0 x 5'11)

### Mezzanine level

#### Bathroom

3.76m x 2.13m (11'4 x 7'0)

#### Upper landing

#### Bedroom 1

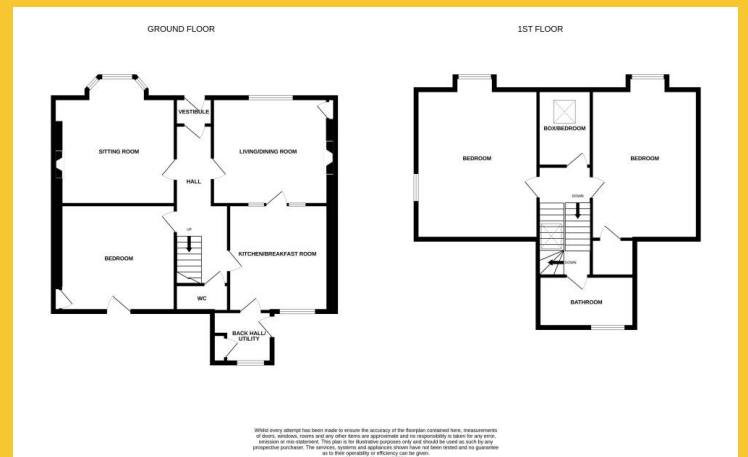
5.59m x 3.95m (18'4 x 13'0)

#### Bedroom 2

5.28m x 4.44m (17'4 x 14'7)

#### Box room

2.90m x 1.91m (9'7 x 6'3)





## Brundelbank, Upper Steelend

The 6.4 acres of land surrounding the property boasts a double garage, large turning driveway, outbuildings, stables, horse exercise areas, paddocks and enclosed fields.

Surrounded by open countryside, Brundelbank forms part of a rural setting in Upper Steelend, situated on the B914, on the outskirts of Saline. Dunfermline is located only six miles away. There is an excellent primary school, regular bus service, shops and a golf course close by. For the commuter Glasgow Airport, Edinburgh Airport, M876, M90 Motorway, Kincardine Bridge and Forth Road Bridges can be easily reached.

### Directions

Exit Saline/Steelend in an easterly direction on the B914, slow down at the 'Welcome to Upper Steelend' sign, Brundelbank is the house after the dark grey coloured house on the left. If you see a sign for Hilltop Farm, you've gone too far. See google map street view for location images.

An appointment to view can be made by contacting selling agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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