

Offers Over £485,000



Newbigging Bank, Auchtertool, By Kirkcaldy, KY2 5XJ

Newbigging Bank is a deceptively spacious 5/6 bedroomed detached bungalow situated in a quiet cul-de-sac in the popular village of Auchtertool. This beautifully presented property sits within mature gardens with a stable block and 5 acre field included in the sale.

Auchtertool, ideally located for commuting to Edinburgh, Dundee, Perth and the larger Fife towns, has a very well regarded village primary school and has good transport links to the catchment secondary school. Private schooling is available in Edinburgh and Dundee, both accessible by train link from nearby Kirkcaldy.

This most attractive property has been sympathetically extended, creating a bright and versatile family home. The accommodation comprises breakfasting kitchen with utility room; large south facing lounge with views over the mature gardens and countryside; dining room with conservatory which allows access to a balcony with stylish glass surround - an ideal space for entertaining; 5 bedrooms, study/6th bedroom; 2 shower rooms and recently upgraded family bathroom with Porcelanosa fittings.

Externally there is driveway with parking for up to 4 vehicles; the extensive well maintained gardens are mainly laid to lawn with mature trees, shrubs and plants. There is a well-established pond and seating areas have been placed in prime positions to take advantage of the sunshine throughout the day and evenings.

The property has the potential for equestrian use. Adjacent to the garden is a stone stable block with space for up to 4 horses or ponies, and a concreted yard leading to a 5 acre field. In addition there is a block built summer house, a log store and a tool shed. All the outbuildings have electricity and there is a water supply throughout.

Furthermore the property has 16 individual solar panels, double glazing throughout, and underfloor heating in the family bathroom and en-suite. The oil-fired Rayburn and integrated appliances are included in the sale. There is the potential to convert part of the house into a self-contained annexe which could allow different generations to live independently.

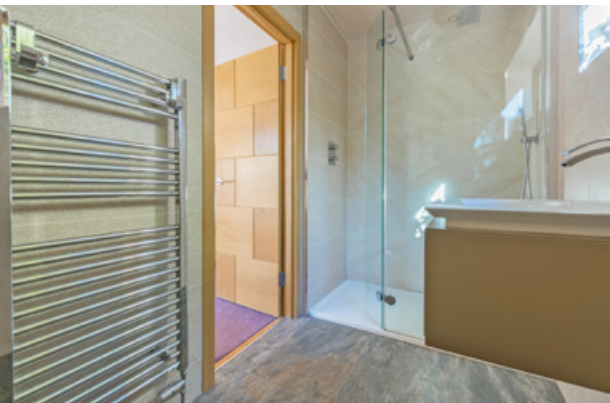
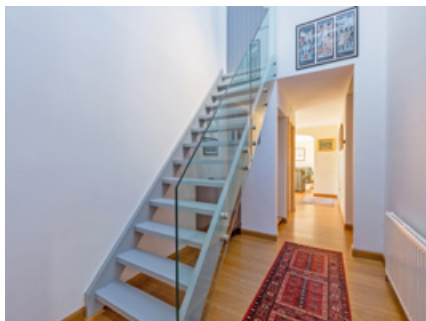
Early viewing is advised to fully appreciate this lovely family home.



Room Dimensions

Kitchen	5.70 x 3.11	(18'8" x 10'2")
Lounge	7.66 x 4.31	(25'2" x 14'2")
Dining Room	4.71 x 3.12	(15'5" x 10'3")
Conservatory	4.02 x 2.96	(13'2" x 9'9")
Utility Room	3.03 x 2.78	(9'11" x 9'1")
Bedroom (Master)	4.69 x 3.60	(15'5" x 11'10")
En-Suite	3.30 x 2.00	(10'10" x 6'7")
Bedroom 2	4.11 x 3.02	(13'6" x 9'11")
Bedroom 3	3.82 x 3.20	(12'6" x 10'6")
Bedroom 4	3.30 x 3.08	(10'10" x 10'1")
Bedroom 5	3.34 x 2.30	(10'11" x 7'7")
Bedroom 6/Study	2.79 x 2.56	(9'2" x 8'5")
Bathroom	2.84 x 2.30	(9'4" x 7'7")
Shower Room	1.94 x 1.63	(6'4" x 5'4")





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Let's get a move on!

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3 Public



Driveway



6 Bed



EPC Rating



3 Bath



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