



LAZY MEADOWS

ROSCOBIE | DUNFERMLINE



RETTIE





ACCOMMODATION

Ground Floor: Entrance Porch, Sitting Room, Dining Kitchen, Family Room, 3 Double Bedrooms, 2 Shower Rooms, Kitchenette. Triple Garage.

First Floor: Viewing Gallery, Principal Bedroom Suite including Living Room, ensuite Bathroom and Dressing Room. Accessed via a rear staircase is a large Office, Double Bedroom 5 and Shower Room.

About 5,174sq ft (480.7 sq m) Gross Internal Floor Area including some areas of Restricted Ceiling Height

Lazy Meadows is accessed via a shared private road that culminates in a private car parking and turning area adjacent to the house providing ample parking as well as access to a large triple garage. There is an attractive and sheltered south facing courtyard terrace and a further timber decked terrace which is east facing.

Stocked borders surround the property and a 2 acre field lies to the south west.

LAZY MEADOWS

ROSCOBIE, DUNFERMLINE, KY12 0SQ

A charming, spacious modern country home, full of character and exceptional specification with superb, southerly views along with about 2 acres of grazings.







SITUATION

Lazy Meadows is accessed via a shared private road and is situated in a rural setting between Kelty and Saline, approximately five miles north of Dunfermline with spectacular open views of the rolling countryside. The property is located in an ideal position for commuting throughout central Scotland with the M90 approximately five minutes drive away, giving swift access to Perth, Dundee and Edinburgh.

Dunfermline is the principal city of southwest Fife with a population of approximately 58,000 people. The city has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, restaurants and cafes, and all of the professional and banking facilities associated with town life. There are also a number of supermarkets and retail parks, as well as the nearby Fife Leisure Park which hosts a cinema, a bowling alley and a varied array of popular chain restaurants. The Alhambra Theatre attracts an electric range of acts, including celebrated musicians, comedians, and drama companies.

There are a number of local Primary and Secondary Schools in the city. Edinburgh's independent schools are all within daily travelling distance, as are Dollar Academy and Kilgraston and Strathallan Schools in Bridge of Earn.

Fife and its neighbouring counties offer a wealth of pleasant scenery to enjoy, with coastal walks including the Fife Coastal Path, the Ochil Hills and Loch Leven all within easy reach. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort and the string of links courses along Fife's East Neuk, amongst them St Andrews' Old Course, the fabled "Home of Golf".

Dunfermline's proximity to the Capital and excellent connections into the arterial motorway and transport network of Central Scotland cements its popularity. There is easy access into the M90, which travels North to Perth and Dundee, as well as South towards Edinburgh via the Queensferry Crossing. Edinburgh offers all of the cultural experiences and cosmopolitan facilities which you would expect from Scotland's capital, meanwhile Glasgow is also within commuting distance. There is a railway station located in Dunfermline town centre, which offers commuter services to Edinburgh. Edinburgh's airport is approximately a 20-mile drive and offers a wide range of flights to domestic and international destinations.

GENERAL DESCRIPTION

Lazy Meadows is a charming modern country home built of stone construction, set beneath a slate roof with cast iron rainwater goods. The house has been diligently renovated and extended to an exceptional standard by the current owners to provide the most comfortable contemporary living in a delightful rural location. The house has generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior.

The principal entrance to Lazy Meadows is in the south elevation with solid timber doors leading to the circular Entrance Porch with understairs cupboard, stone floor, sash window and in turn, inner part glazed door leading to the sumptuous Sitting Room 13.13m x 5.46m (43'1" x 17'11") which is the heart of the house; an exceptional reception room which features a double-height vaulted ceiling, enhancing the impression of space. Natural light emanates from a series of Velux windows, a large south facing window and double French doors which provide access to the large courtyard terrace. A notable feature of this room is the substantial Stovax

log fire with natural stone surround and integrated shelves for timber which provides a heartening focal point. The timber beams add real character and charm to this substantial room which offers the ideal entertaining space.

A part glazed door from the Living Room gives access to the lavish Dining Kitchen 7.42m x 5.56m (24'4" x 18'3") which again, features a double-height vaulted ceiling with timber beams and has been thoughtfully configured to align with modern lifestyle trends and incorporates a dining area which allows for sociable and relaxed family living. The kitchen has been fitted with a generous array of kitchen units providing ample storage with wooden worksurfaces. The units incorporate a Belfast sink with drainer, Belling range cooker with gas hob and extractor fan over and stainless-steel splashback, Samsung wine cooler, Samsung American style fridge freezer and integrated Neff dishwasher. There are cupboards housing the boiler and electrics and a timber door that provides access to a stone pathway which leads to the side of the house.

Internal stone steps lead to the Family Room with integrated Stovax log fire with stone hearth and recessed shelves providing useful storage for timber. The ceiling spotlights and decorative wall mounted lights create the ideal atmosphere for a comfortable living area. French doors provide access to the large, decked terrace.



From the Family Room a natural stone archway provides access to a stylish Shower Room and 2 double Bedrooms. The Shower Room has been fitted with a contemporary walk-in shower cabinet with rainfall shower head, a stone wash-hand basin with waterfall tap set on top of a timber cabinet and a WC. It has been finished to an exemplary standard. The first double bedroom is well proportioned with ceiling spotlights, an aerial point and French doors providing access to the decked terrace. The second double bedroom is well-appointed with fitted wardrobes, ceiling spotlights and double-glazed windows overlooking the courtyard terrace.

The Kitchenette can be found at the rear of the property and the area has been fittingly finished in a modern style with a breakfast bar. There is an array of wall and floor units, tiled splashbacks, paved stone flooring and ceiling spotlights. It has been appointed to a high standard of contemporary specification with a Hotpoint oven and grill, Kenwood microwave, a Lamona gas hob with Neff extractor fan above, an integrated Neff fridge and freezer and integrated Candy dishwasher. A solid stable door provides access to a decked terrace and the car parking area.

From the Kitchenette, a timber door provides access to the Triple Garage 9.09m x 6.25m (29'10" x 20'6") which has electric light and power as well as internal and external water. There are two large storage cupboards housing the heating and solar panel appliances, a sink with storage unit below, extensive storage space in addition to the space for cars. Accessed off the Kitchenette is a large Shower Room with contemporary walk-in shower with rainfall shower head and separate handheld shower attachment. There is a decorative stone wash hand basin with waterfall tap and storage unit below, a W/C, recessed shelves, and wall mounted towel hooks.

The accommodation on the ground floor is completed by a spacious double bedroom with french doors that flood the room with natural light and provide access to the outdoor decked terrace.

From the Entrance Porch a stone staircase framed with in-set ornate windows and a decorative metal railing leads to the viewing gallery with a series of windows lining the wall, affording a wonderful view across the fields, and rolling countryside beyond.

The house has a particularly sumptuous principal Bedroom Suite with Living Room, positioned in its southwestern corner, and enjoys a sense of seclusion. The Living Room boasts an integrated wood burner and in-set slit windows overlooking the Dining Kitchen. There are ceiling spotlights as well as coombed lighting and decorative wall lights which creates a warm and relaxed atmosphere. Its ensuite bathroom is luxuriously finished, with a standalone bath and a walk-in shower cabinet with rainfall shower head. There is a timber unit with glass wash hand basin and vanity light above, a W/C, wall mounted towel hooks and recessed shelving unit with storage cupboard below. The Bedroom suite has a wealth of storage, with ample hanging space, recessed shelving units, storage cupboard and a spacious Dressing Room with generous hanging space.

Accessed off the rear staircase is a large Office, Double Bedroom and a Shower Room. The Office provides a vast space with natural light radiating from the substantial dual aspect windows, offering wonderful views of the surrounding countryside. Accessed from the landing is Bedroom 5 with Velux window and a separate sizeable window that can be transformed into a Juliette balcony. The modern Shower Room is fitted with a contemporary walk-in shower cabinet, decorative washhand basin with waterfall tap set on top of a stone surround with storage cabinet below and wc.

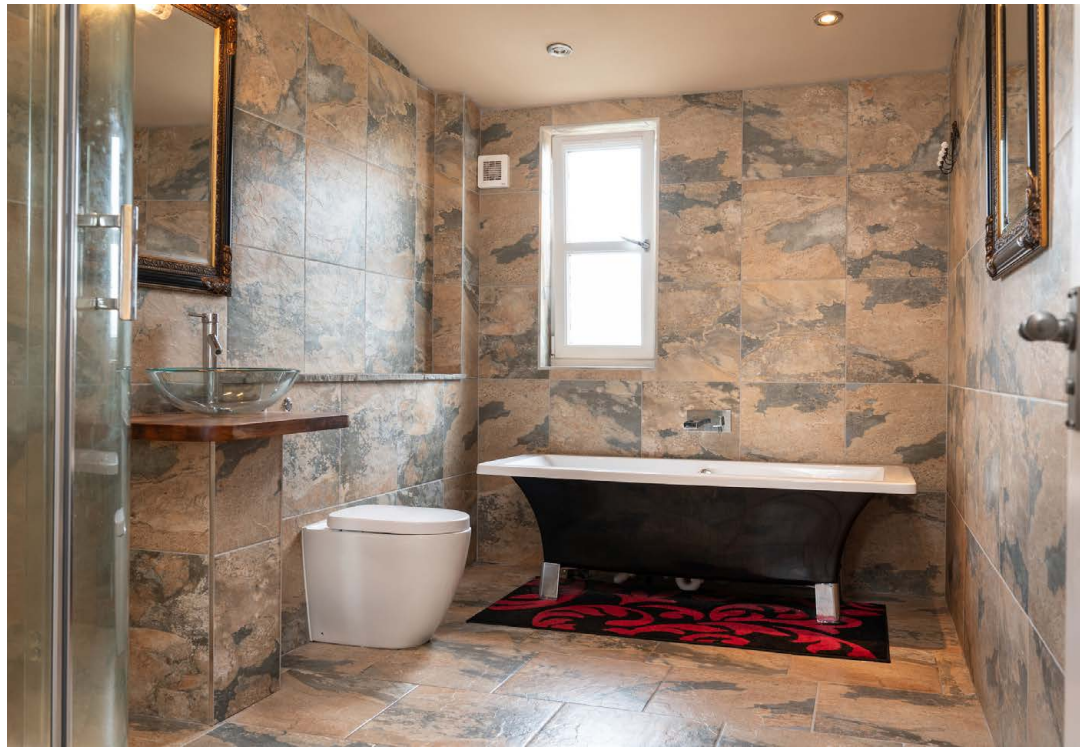
The property benefits from underfloor heating and photovoltaic solar panels. Clever use has been made of large windows and French doors maximising natural light and the surrounding views. The accommodation is generous and thoughtfully laid out with practical living in mind.

GARDEN

Lazy Meadows is situated on an elevated and established plot with splendid Southerly views across undulating countryside accompanied by a 2 acre field, which is located to the south west of the house and can be accessed off the private road.

Adjacent to the house is a substantial private driveway and turning area which offers ample parking and provides approach to the integral Triple Garage. There is a timber garden shed which provides useful storage space for gardening utensils. Timber steps lead to a decked terrace with outdoor lantern lights and raised flower beds, which in the Spring, provide colour and interest. There is an attractive central courtyard with paved patio area that is south facing and provides ideal entertaining space in the warmer months. To the east of the property is an additional decked terrace with outdoor lantern lights and a decorative metal trellis providing access to a timber pedestrian gate. There is a log store and raised flower beds framed by timber borders with useful storage cupboards below.







GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Directions

What3words ///stiff.pencil.values

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY12 0SQ.

Fixtures & Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water and electricity. Oil fired heating. Private drainage to septic tank.

Local Authority

Fife Council, Fife, House, North Street, Glenrothes, Fife, KY7 5LT. Tel: 0345 155 0000

Council Tax

Band G

EPC Rating

Band B

Solicitors

MacRae and Kaur LLP, 88-90 Kirkintilloch Road, Lenzie, G66 4LQ TEL: 0141 611 6000.

Right of Pre-emption

There is a right of pre-emption in favour of a former owner.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in these properties. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

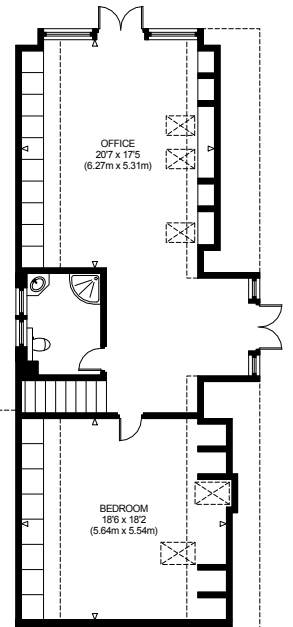
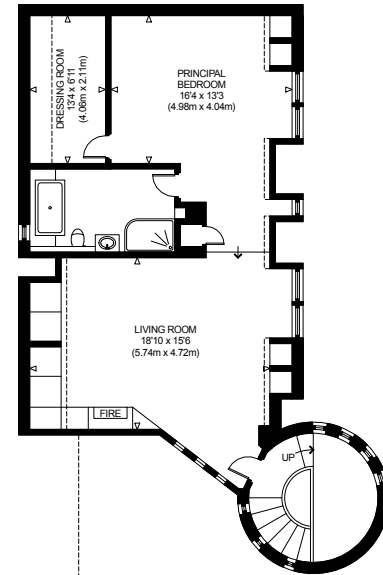
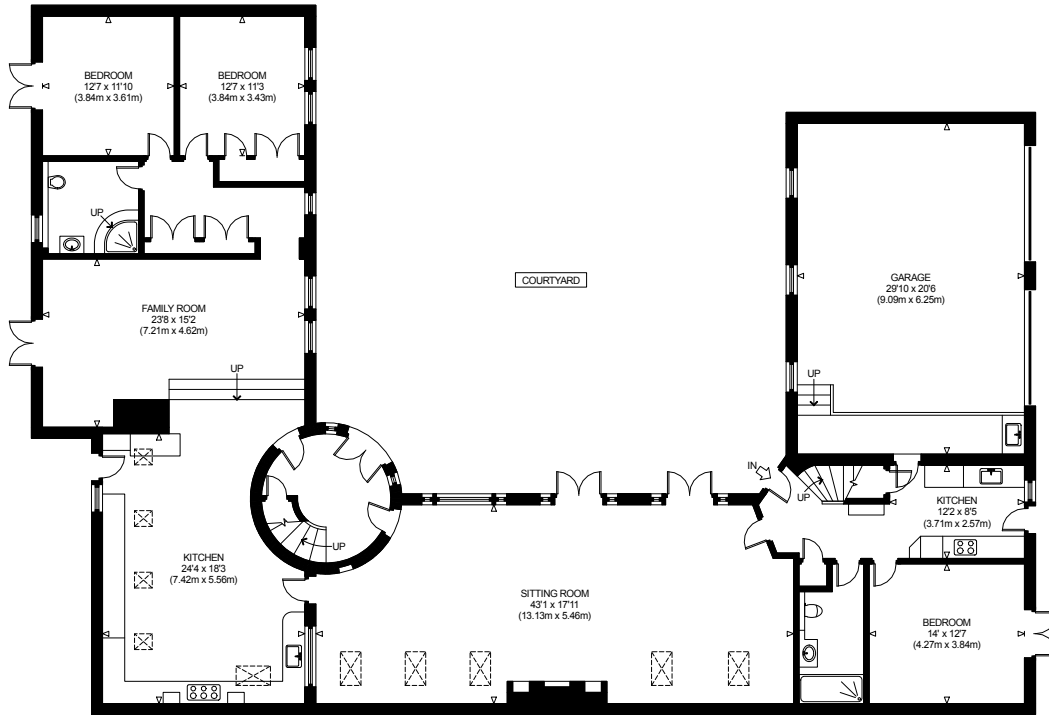
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.





GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 3251 SQ FT / 302.0 SQ M

FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1923 SQ FT / 178.7 SQ M

LAZY MEADOWS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

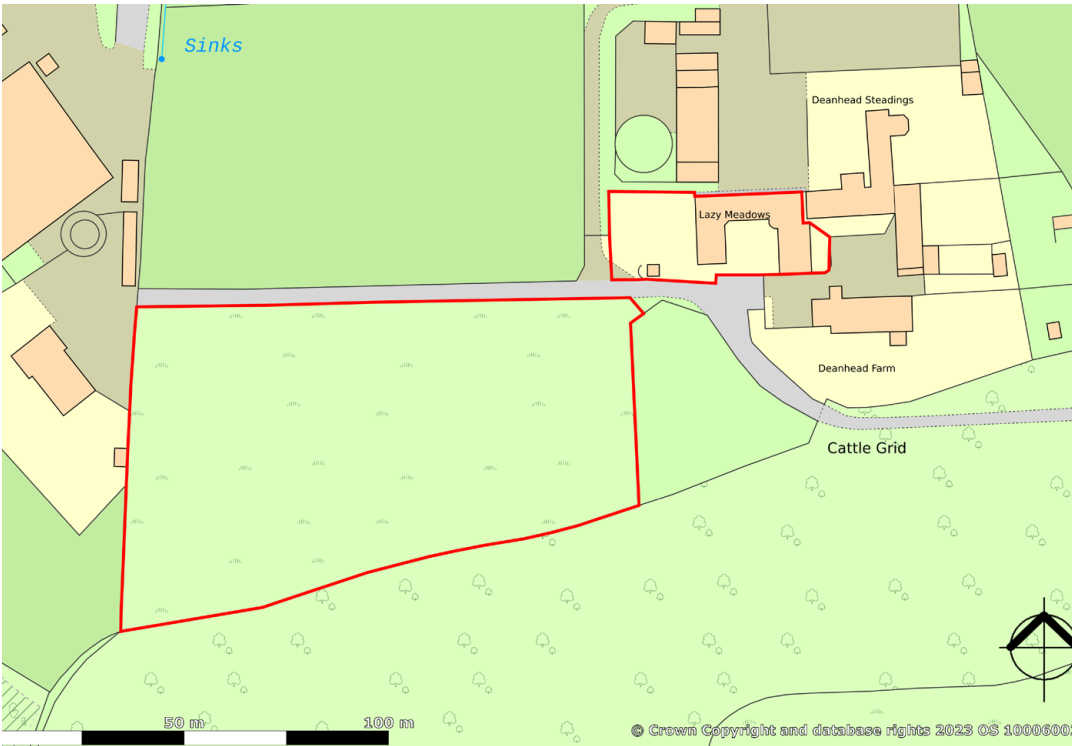
LAZY MEADOWS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 5174 SQ FT / 480.7 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

- Rettie & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
 - 3 All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



RETTIE

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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.