



MASTERTON FARM COTTAGES

Masterton Road, Dunfermline, Fife, KY11 8QJ



MASTERTON FARM COTTAGES

Masterton Road, Dunfermline, Fife, KY11 8QJ

A terrace of three former farm cottages, presenting a rarely-available development opportunity, set in a splendid South facing position, with unrivalled views over the Firth of Forth and its iconic bridges.

With a desirable “edge-of-village” quality, the plot is situated on the periphery of Dunfermline’s eastern expansion - an area known for its proximity to Scotland’s capital and excellent connections into the arterial motorway and transport network of Central Scotland.

Accommodation Summary

Three terraced cottages, in need of significant modernisation and renovation, each comprising:

Ground Floor

Hall, Sitting Room, Kitchen/Dining Room, and Bathroom.

First Floor

Double Bedroom 1 and Double Bedroom 2 with adjoining Box Room.

Plot extending to approximately 677 meters squared.

For sale as a whole.



MASTERTON FARM COTTAGES

Masterton Road, Dunfermline, Fife, KY11 8QJ

Situation

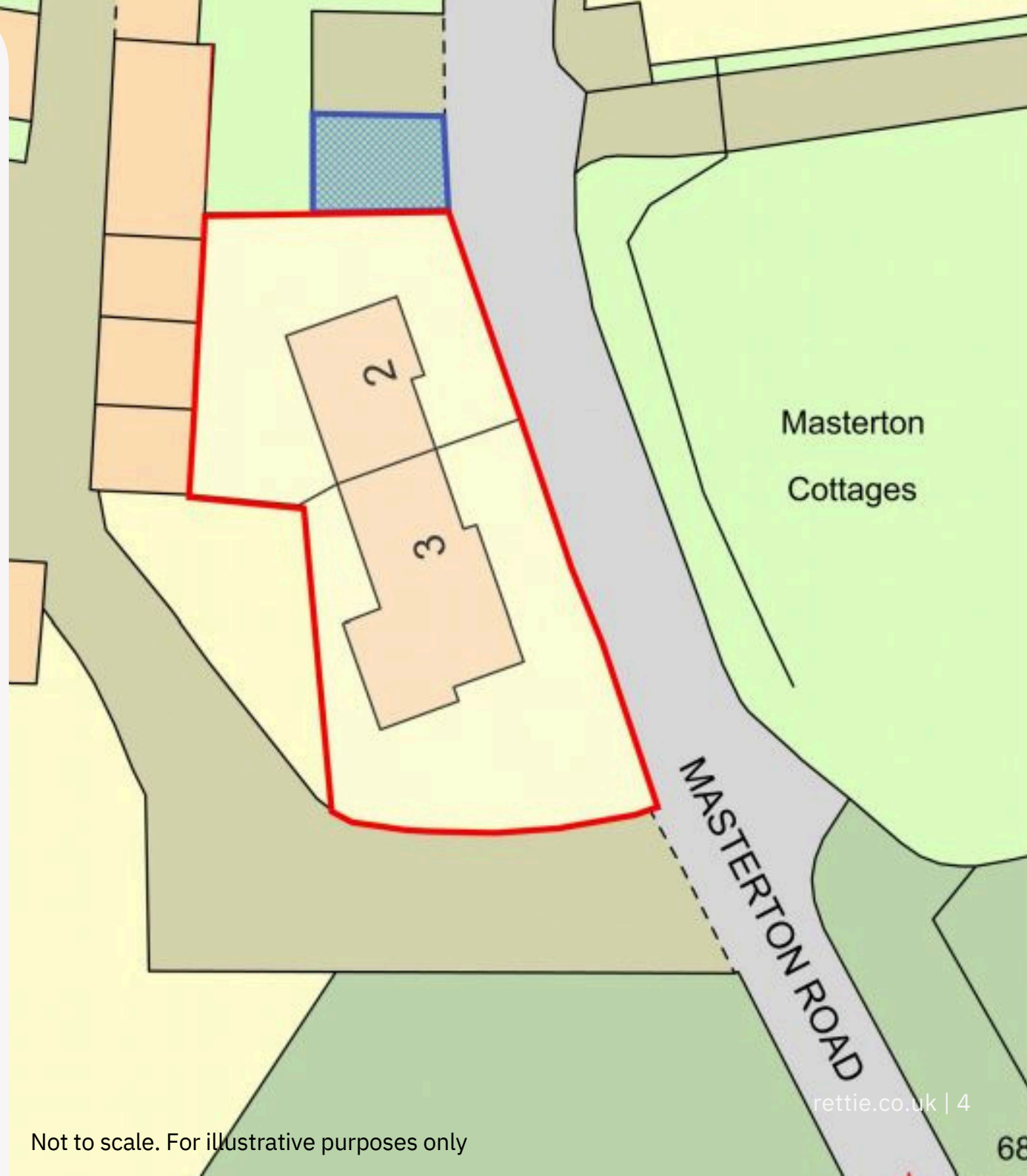
Proudly positioned on the brow of a gentle hillside, Masterton Farm Cottages are situated on the very periphery of the South-eastern expansion of Dunfermline and has open views across the Firth of Forth. One of a select number of properties accessed along the 'old' Masterton Road, a leafy no-through road, the setting has an 'edge-of-village' quality, whilst being located within walking and cycling distance of many local amenities.

Holding a place of prominence in the ancient heritage of Dunfermline, the area, known as 'Masterton', has a history of settlement dating back to the Saxon era, when a 'Master-Mason' was sought to build a chapel for Queen Margaret in; The Abbey Church of Dunfermline. Thought to have reached its greatest extent in the mid-19th Century, Masterton Village had been all-but abandoned by the 1950's, save for its farmstead - but the Masterton name has become eponymous in the local area.

The area's proximity to the Capital and excellent connections into the arterial motorway and transport network of Central Scotland have cemented its popularity. There is remarkably easy access into the M90, which travels North to Perth and Dundee, and South towards Edinburgh, via the Queensferry Crossing. Significantly, Inverkeithing Railway Station is approximately a 1.9 mile drive from Masterton Farm Cottages, door-to-door. Positioned on the main East Coast line and the Fife Circle Line, the station offers commuter services to Edinburgh, which reach Haymarket Station in as little as 17 minutes, as well as LNER express services to London's Kings Cross and services to Glasgow. Edinburgh International Airport is approximately a 14 mile drive from the property.

Dunfermline is the principal town of southwest Fife and is known as the historical capital of Scotland. Situated on high ground, the view of the town from the Southern approach is commanded by the silhouette of Dunfermline Benedictine Abbey, with its imposing medieval Nave and grand Romanesque ruins. Andrew Carnegie, the 19th Century philanthropist, is possibly the most revered of the town's former residents; his endowments responsible for the Carnegie Hall (Theatre and Musical Institute), the Library and Swimming Pool, which remain in popular use today.

Dunfermline 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 eclectic range of acts, including celebrated musicians, comedians and drama companies.



Not to scale. For illustrative purposes only

General Description

Masterton Farm Cottages are a terrace of three, two-storey houses, set within a superb, elevated site boasting exceptional views towards the Firth of Forth and its iconic bridges. In need of extensive modernization and upgrading, the building presents a significant development opportunity – with potential to rejuvenate the existing cottages, to remodel the existing building to create one or multiple homes, or to demolish and develop a replacement house(s) (all subject to acquiring any and all necessary planning consents and warrants). With its superlative southerly outlook and sought-after "edge-of-village" style setting, the site can easily be imagined as a self-build plot or a small residential development site.

Set beneath a traditional slate roof, the cottages are finished externally in traditional harling and, internally, offer combined accommodation extending to approximately 2982 sq. ft. They stand within a generous plot, which extends around the building on all sides – previously affording front and rear garden area to each cottage.

The site measures approximately 677 meters squared and is lent character by traditional stone walling on its eastern, western, and southern boundaries. The current owners also intend to offer within the sale a vehicular right of access/parking rights over a section of the ground neighbouring the property (an indicative illustration of this area is hatched in blue on the sale plan). A traditional farm steading bounds the property to the North West.

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

Entry and Possession

Entry and possession will be by mutual arrangement.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY11 8QJ

Fixtures and Fittings

Only items specifically mentioned within the sales particulars are included within the sale price.

Services

Mains electricity, water, and drainage. There are electric panel heaters in each cottage (not utilised since circa 2010). Each cottage also has a disused electric prepayment meter. Mains gas supply is understood to be within close proximity of the site.

Council Tax Band

- 1 Masterton Cottage - B
- 2 Masterton Cottage - A
- 3 Masterton Cottage - B

Special Note

Estate Agents Act 1979, An employee of Rettie and Co declares an interest in the sale in accordance with the Estate Agents Act 1979.





Offers

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

Special Note

Masterton Farm stack yard has been granted outline planning permission for residential development. Further information can be requested from Rettie, or found online via Fife Council's online Planning Portal.

Solicitors

Burness Paull LLP
50 Lothian Road, Festival Square, Edinburgh, EH3 9WJ
T: 0131 473 6000

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

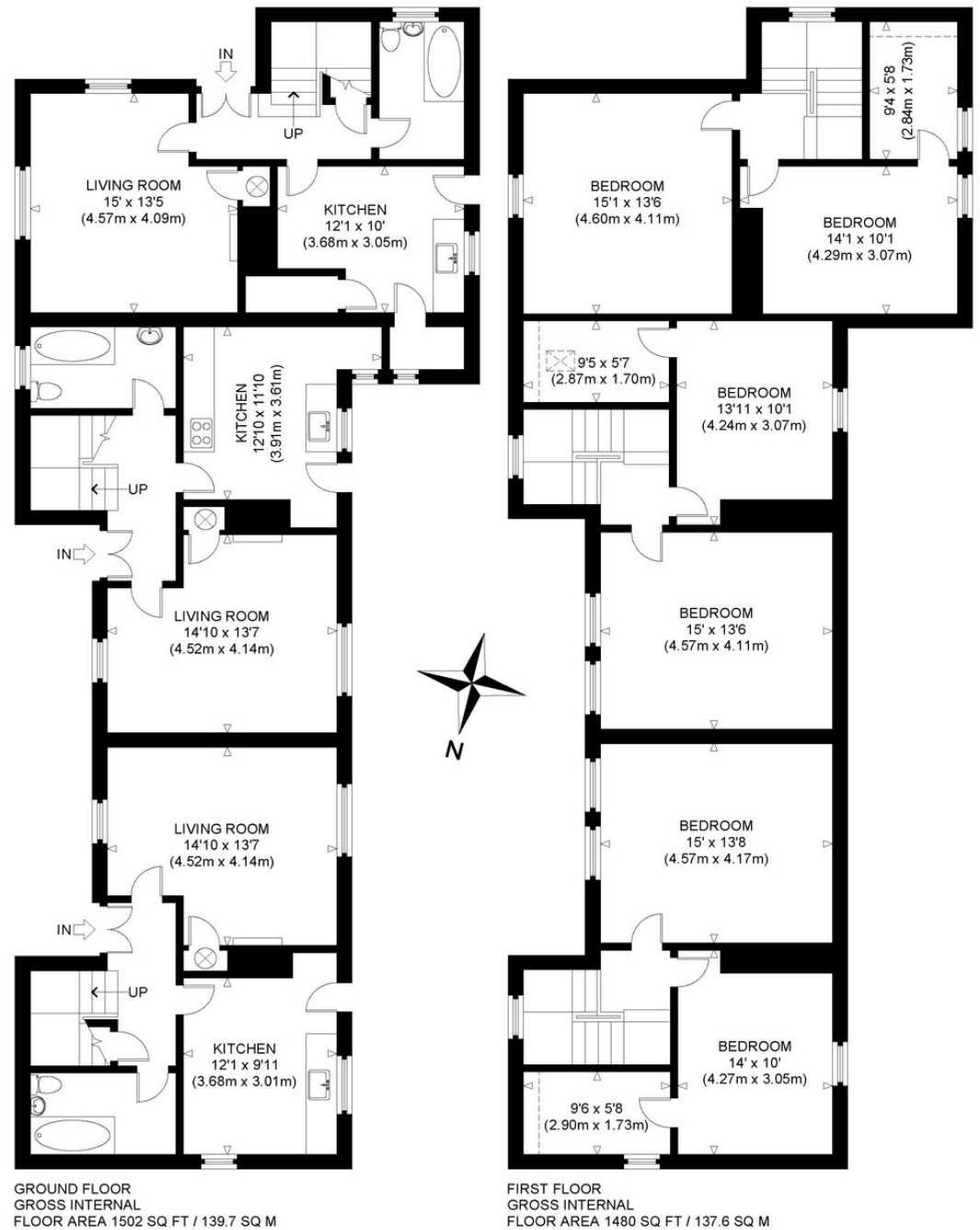
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites

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 and www.thelondonoffice.co.uk

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 contact 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 mis-statement 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.



MASTERTON FARM COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2982 SQ FT / 277.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

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 mis- statement 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.

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.

RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place

Edinburgh
EH3 6DH

