



EVERGREEN COTTAGE, 3 MIDDLEBANK HOLDINGS

Dunfermline, Fife, KY11 8QL





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An attractive family home enjoying breathtaking panoramic views across open countryside towards the iconic Forth Bridges, with bright, well-presented accommodation and a contemporary kitchen. Complemented by a south-facing enclosed garden, this is a wonderful opportunity to enjoy a semi-rural setting with excellent access to Dunfermline and the wider central belt.

Planning permission has been granted for extensions to the house and garage, valid until November 2026. Further details can be found on the Fife Council Planning Portal (Ref: 23/02645/FULL).

Summary of Accommodation

Ground Floor:

Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Principal Bedroom with En Suite Shower Room, Three Further Double Bedrooms, Family Bathroom.

Garden & Grounds:

Enclosed South-Facing Garden, Lawn, Paved Areas, Decked Pergola with Hot Tub and Cold Plunge, Barbecue Area, Children's Play Area with Inbuilt Trampoline, Detached Double Garage, Electric Vehicle Charging Point, Driveway Parking



 4  2  2

Situation

Evergreen Cottage enjoys a peaceful semi-rural setting on the southern outskirts of Dunfermline, surrounded by attractive open farmland and benefiting from truly exceptional panoramic views across the Firth of Forth.

The city of Dunfermline offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, supermarkets and leisure facilities, alongside well-regarded primary and secondary schooling. The city's historic quarter is home to Dunfermline Abbey, the final resting place of Robert the Bruce, while the expansive Pittencrieff Park provides attractive woodland walks, open green space and family-friendly recreation. Fife Leisure Park, with its choice of restaurants, shops, cinema and leisure facilities, is also within easy reach.

The surrounding area offers numerous opportunities for outdoor pursuits, with coastal walks, golf courses and the picturesque villages along the Firth of Forth all readily accessible. The nearby Forth Bridges provide a striking local landmark and an important transport link, while the M90 offers convenient connections south towards Edinburgh and north through Fife towards Perth and Dundee. Dunfermline is also well placed for rail travel, with services connecting to Edinburgh and the wider Scottish rail network.

For those travelling further afield, Edinburgh Airport is approximately 16 miles away and Glasgow Airport is approximately 48 miles. This accessible location makes Middlebank Holdings particularly appealing for those seeking a peaceful setting with excellent connections across Scotland and beyond.

General Description

Evergreen Cottage is an attractive family home with well-presented accommodation, contemporary finishes and an enclosed garden designed for both family living and outdoor entertaining. However, the standout feature of this property is undoubtedly its breathtaking outlook, with panoramic views stretching across the surrounding farmland towards the Forth Bridges, from Inchkeith Island to Blackness Castle. The bridges form a striking feature of the landscape, framed by rolling farmland and open fields, often populated by grazing cattle, creating an idyllic rural setting.

On entering the property, you are welcomed into the entrance vestibule, providing a useful space for coats and shoes. The main hallway gives access to the principal rooms within the property.

The gorgeous, bright lounge features herringbone flooring, ample space for furniture and stunning views across the surrounding fields towards the Forth Bridges and beyond. Sliding doors open towards the outdoor area, while the lounge flows through to the dining room, which comfortably accommodates a large dining table and provides an excellent space for entertaining. A north-facing window overlooks the garden, allowing natural light to filter into the room.





The modern kitchen is fitted with a range of floor and wall units, complemented by Neff appliances including an induction hob, double oven, integrated fridge freezer and dishwasher. This flows through to the separate utility room, which provides a sink and drainer alongside useful space for laundry appliances, whilst also offering a door to the front garden.

The principal bedroom is a particularly light and appealing room, benefiting from double-aspect windows and enjoying the wonderful views across the surrounding countryside. The newly fitted adjoining en suite shower room features a corner shower enclosure with rainfall shower and additional shower attachment, a wash hand basin unit and WC, complemented by elegant gold-effect fittings.

Bedroom two overlooks the front of the property and features decorative wall panelling, with ample space for bedroom furniture. Bedrooms three and four are attractive double bedrooms, both overlooking the side of the property. Their versatile layouts offer flexibility for family accommodation, guest bedrooms or dedicated home-working spaces.

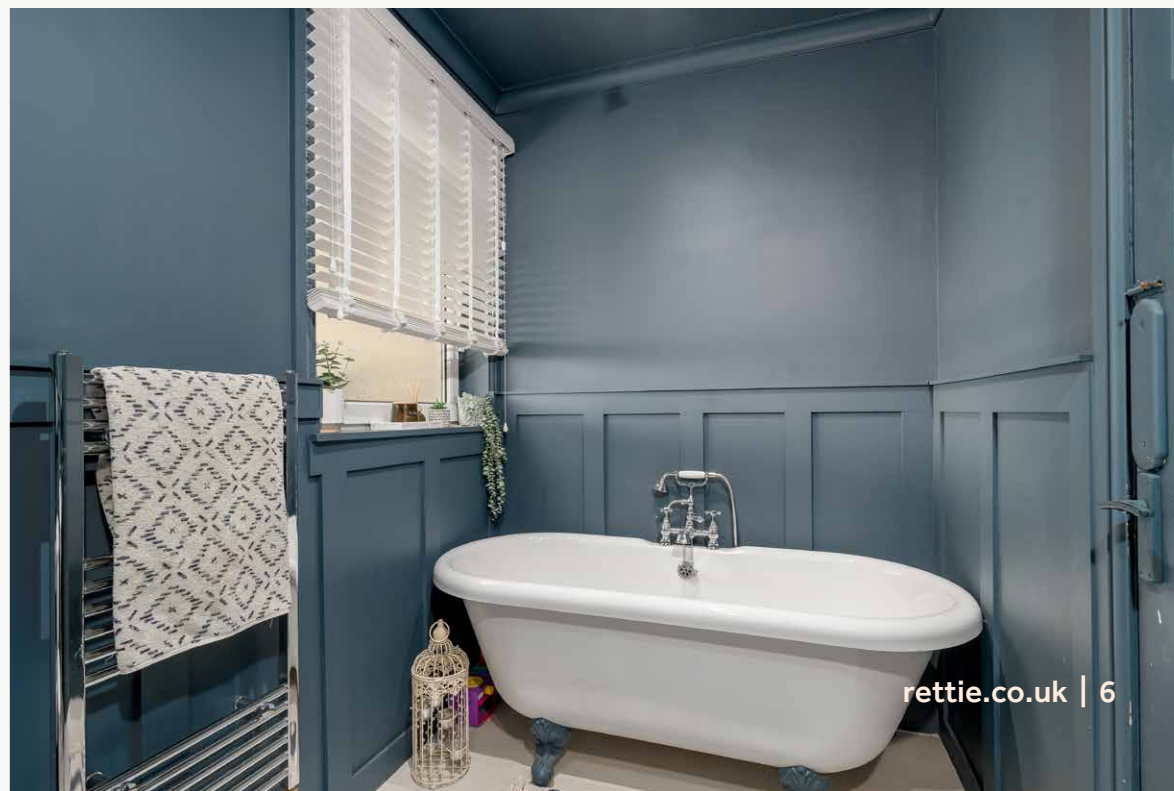
The family bathroom is finished with decorative wall panelling and tiled flooring, comprising a WC, wash hand basin and freestanding bath with shower attachment, together with a heated towel rail.

A particular highlight of the property is the outdoor entertaining area, where decking extends beneath a pergola, complemented by outside lighting to create a sheltered space for relaxing and socialising. The area incorporates a built-in hot tub and cold plunge, with additional space for a barbecue, making it an ideal setting for enjoying the outdoors while taking in the surrounding countryside.

The enclosed, south-facing garden wraps around the property, providing a combination of lawn and paved areas, with boundary fencing creating a private and well-defined setting for family life. A designated children's play area, with a sunken trampoline, offers additional space for outdoor activities, while the garden enjoys a particularly impressive outlook across the surrounding farmland towards the Forth Bridges. The open fields, often dotted with grazing livestock, create a wonderful sense of space and rural tranquillity, with the far-reaching views forming a stunning backdrop to the garden and enhancing the enjoyment of this outdoor space.

Completing the property is a detached double garage, offering space for two vehicles alongside additional storage potential. The garage benefits from an electric vehicle charging point, with ample driveway parking providing further convenience for residents and visitors alike.

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GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation, the postcode is KY11 8QL.

Classifications

Council Tax – F
EPC – E

Local Authority

Fife Council. Fife House, North Street, Glenrothes, KY7 5LT. 03451 550000.

Tenure

Freehold

Services

Mains electricity. No gas at property but there is in the street. Mains cold water supply. Electric heating system with storage cylinder in attic. Drainage is septic tank.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

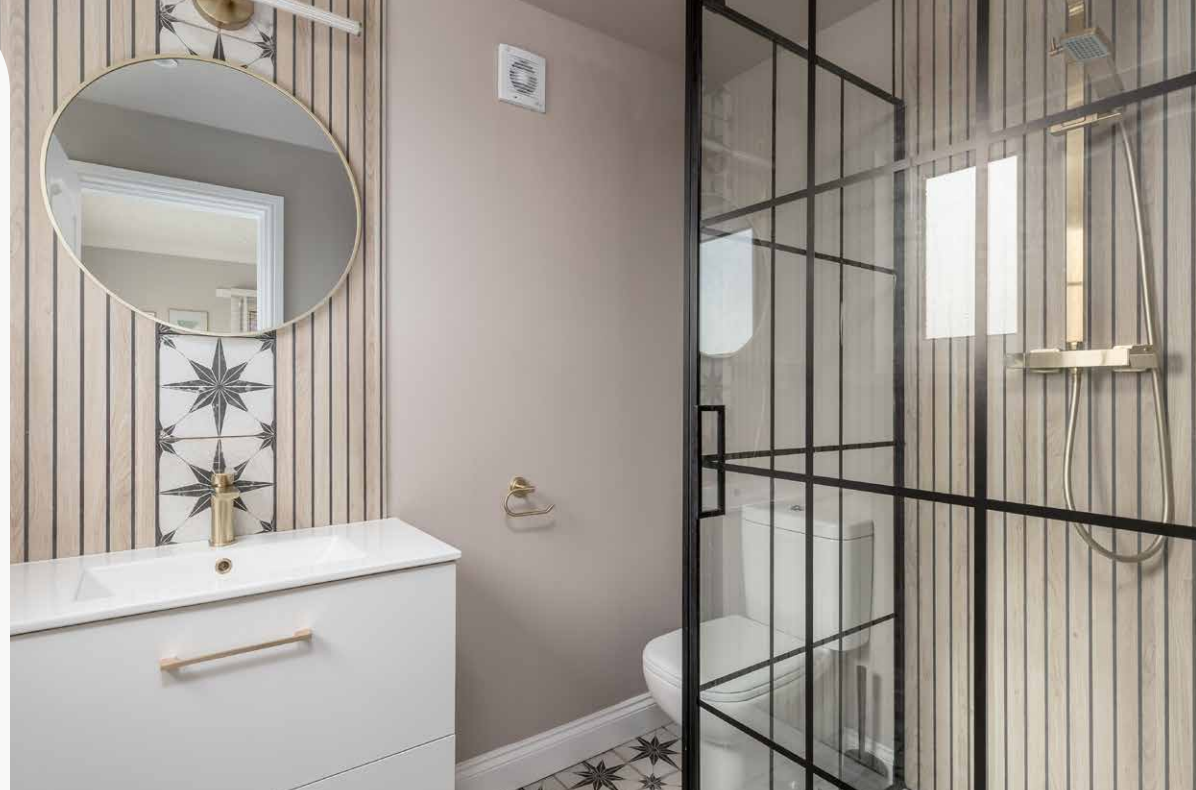
Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

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.



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 agents, 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 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.

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.

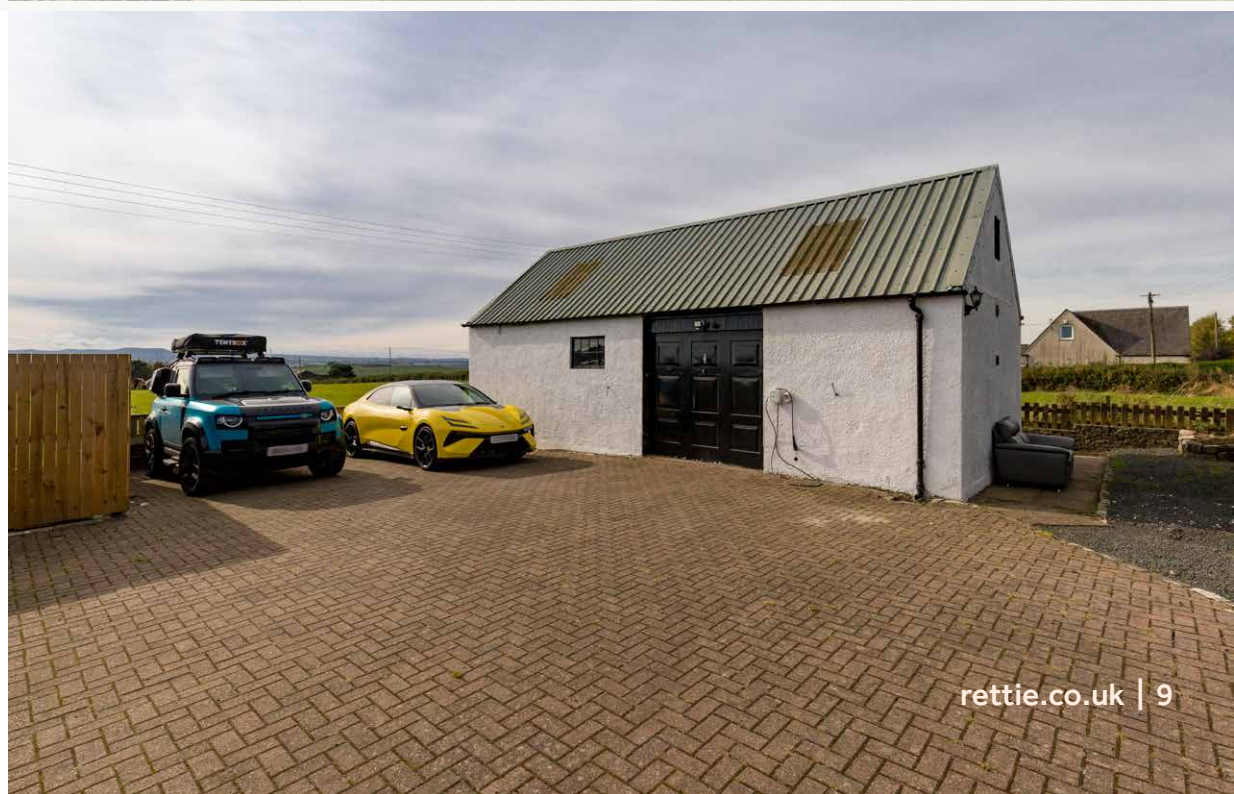
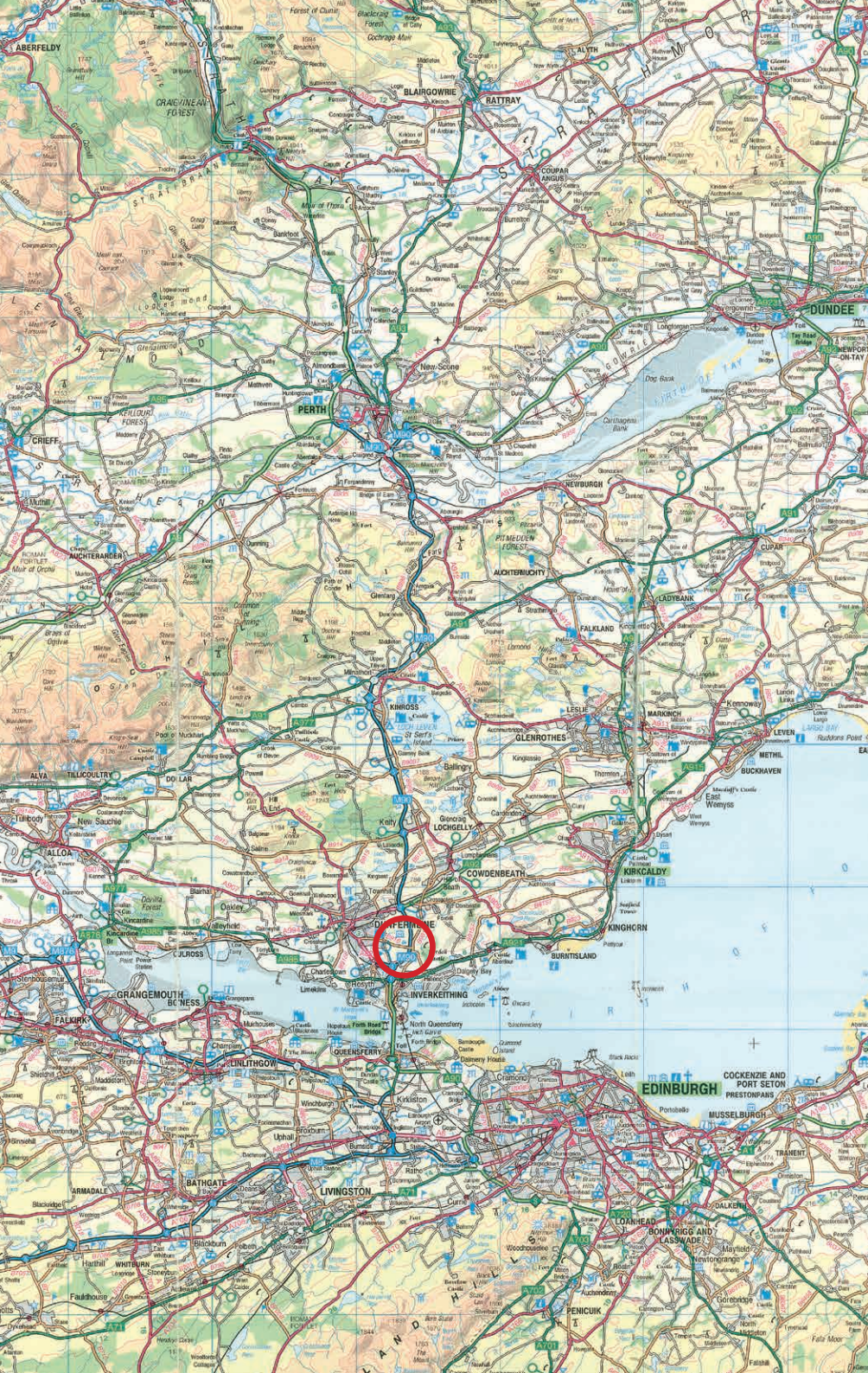
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive, and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.

Anti-Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy and Coadjute's Data Security Statement.



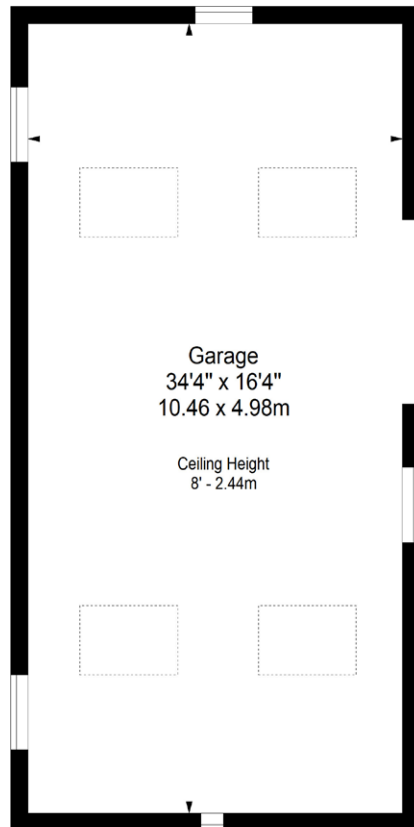


**Middlebank Holdings,
Dunfermline,
Fife, KY11 8QL**



Approx. Gross Internal Area
1333 Sq Ft - 123.84 Sq M
Garage

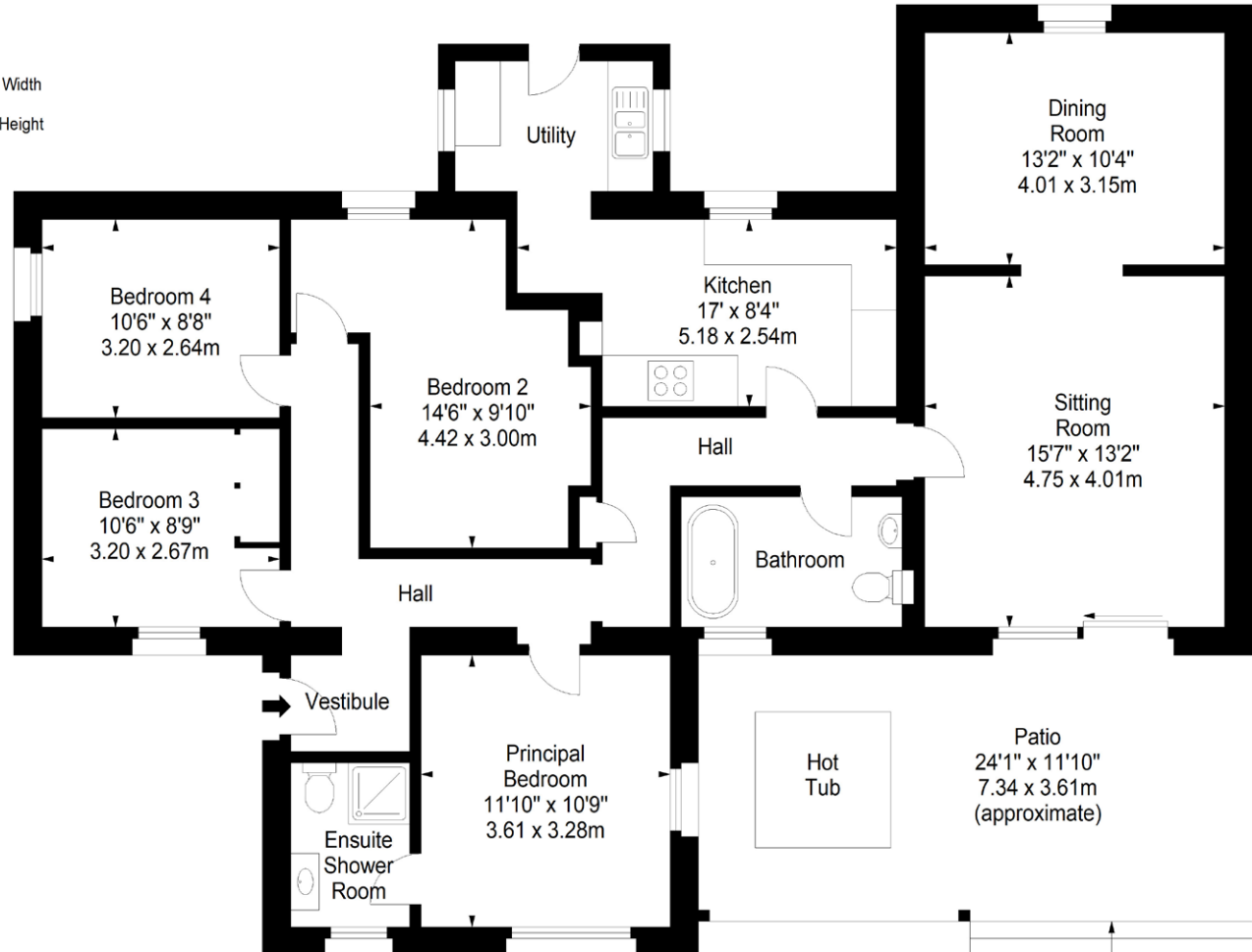
Approx. Gross Internal Area
557 Sq Ft - 51.75 Sq M
For identification only. Not to scale.
© SquareFoot 2026



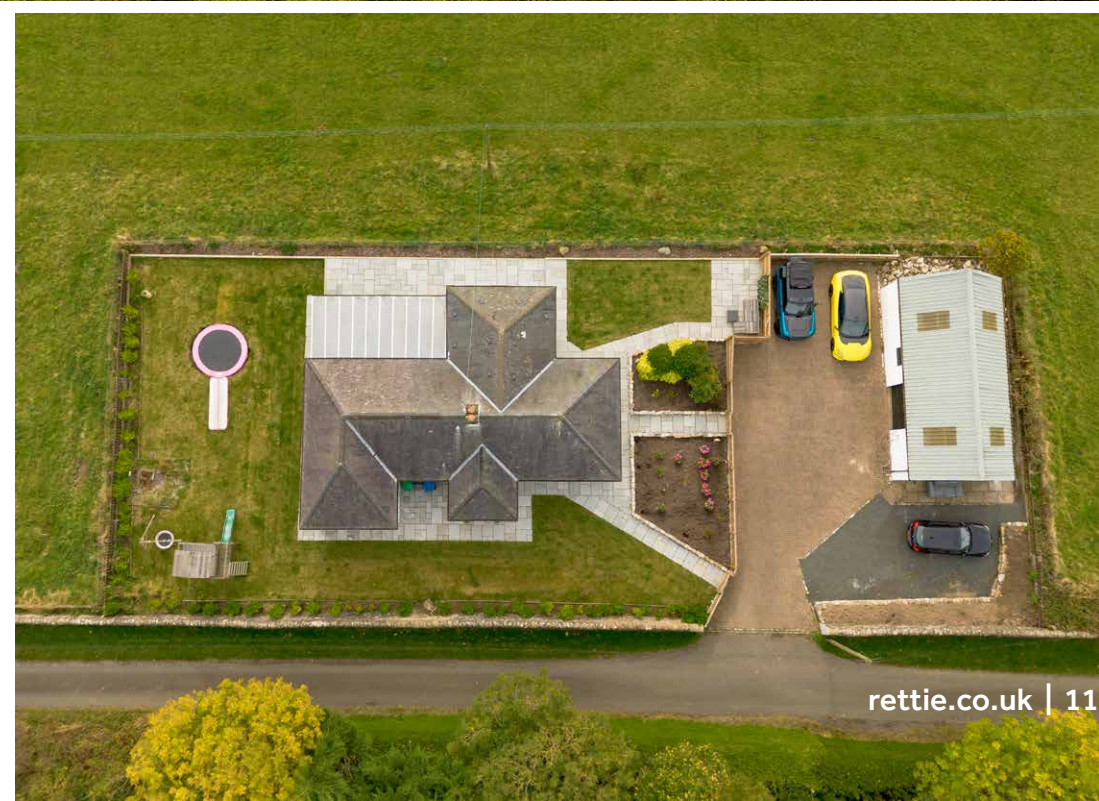
Ground Floor

Key :
DW = Door Width
DH = Door Height

DW 8"
DH 6'8"



Ground Floor





1 Ground Floor Plan - Proposed
1 : 100



2 First Floor Plan - Proposed
1 : 100



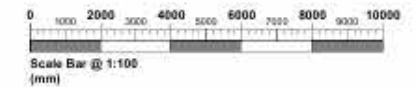
3D Visualisation



3 Side Elevation - Proposed
1 : 100



4 Front Elevation - Proposed
1 : 100



6 Side Elevation - Proposed
1 : 100



5 Rear Elevation - Proposed
1 : 100

A Photocopies plans and notes as ADP v1 added		Rev'd	20/10/23
Rev	Comments	Date	By
Project: 210108			
Planning			
Drawing Title: Proposed Floor Plans and Elevations			
Project: Alterations to House and Garage at 3 Middlebank Holdings, Dunfermline			
Drawn by: 06/07/23	Rev'd by: RMd	Scale: 1 : 100	
Drawn by: 644 (3) PL002	Rev'd by: A		
			



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