



Morgans

PROPERTY

The Shieling, Bogside, FK10 3QD

Offers Over £325,000





Detached bungalow with Detached outbuilding



3 Bedrooms & Shower Room



Lounge



Approximately 1 acre



Kitchen



Large Parking areas



EPC Rating -



Council Tax Band -



Welcome

Excellent opportunity to acquire The Shieling - set in just over an acre of land with separate outbuilding, solar panels and patio area. This three-bedroom bungalow offers 1,425 square feet of accommodation in total, comprising a well-proportioned main house together with a fully self-contained annexe, set in the rural surroundings of Bogside. The main house is centred on a superb living room stretching to almost 22 feet in length, together with a substantial 14-foot kitchen. Three bedrooms are served by a well-appointed shower room. The separate annexe offers outstanding versatility, comprising a dedicated office space/bedroom, a WC/wash room, and a generous 17-foot living/kitchen, ideal for multi-generational living, guest accommodation, a home business, or rental potential. The property enjoys a peaceful rural setting while remaining within easy reach of Dunfermline city, making it an excellent choice for those seeking space, flexibility, and privacy.



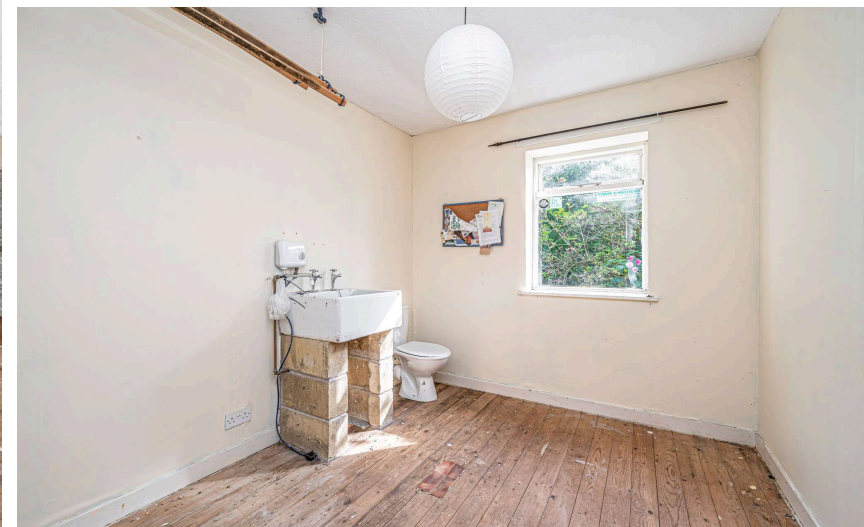


EXTRAS INC. IN SALE AND AGENTS NOTE

This property is being Sold as Seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









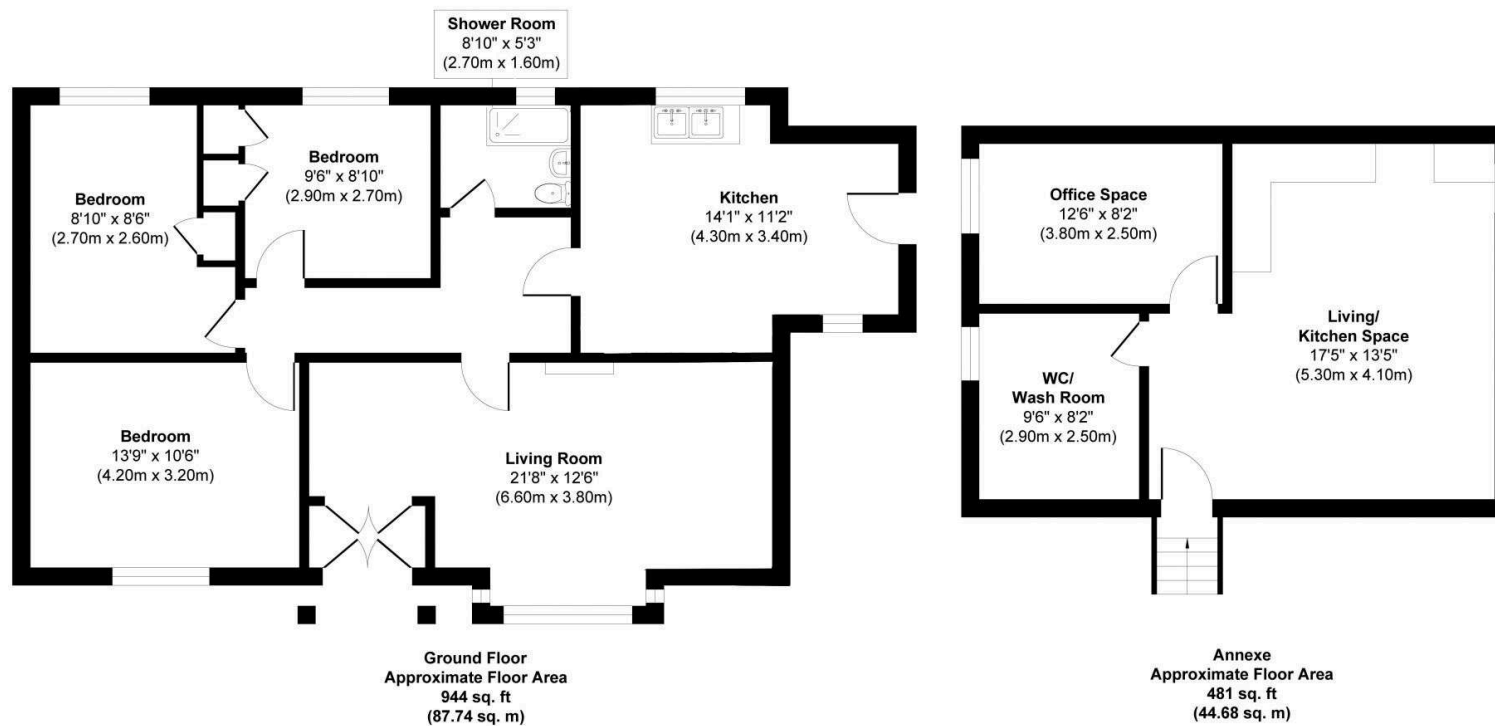
Bogside

The Shieling is set within a highly central and accessible rural position in West Fife surrounded by open countryside. Ideally located for Culross coastal path. The property benefits from excellent communication links within easy driving distance of Scotland's major cities. The two bridges at Kincardine plus the Forth Road Bridge provide fast access to the national motorway network and the international airports at Edinburgh and Glasgow. Nearby Alloa Railway Station offers direct links to Glasgow and the West. Also within travel distance is the acclaimed Dollar Academy private school. There are local shopping facilities and services at Oakley (5 minutes by car) with a wide range of national and boutique shops at Dunfermline (15 minutes away). This home is well located to take advantage of the numerous leisure and recreational opportunities throughout Scotland. In addition to sailing on the Firth of Forth, golfing on local courses, fishing on local reservoirs and forest walks in the beautiful countryside there is a wealth of recreational opportunities in the vicinity.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Approx. Gross Internal Floor Area 1425 sq. ft / 132.42 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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