



Swallowdrum Farm, Dunfermline

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Swallowdrum Farm Milemark, Dunfermline, KY12 9HX

An attractive double-fronted detached residence, 2-bedroom annexe, outbuilding and land close to Edinburgh

Dunfermline Town station 2.2 miles (Edinburgh 32 mins) M90 (J1C) 5.2 miles, Edinburgh Airport 16.7 miles

Entrance hall | Reception hall | Family room Conservatory | Dining room | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with dressing room and en suite shower room Additional bedroom with balcony | 2 Further bedrooms | Family bathroom | 2-bedroom annexe | Garden | Garages/outbuildings | EPC rating D

The property

Swallowdrum Farm is a striking detached property offering over 3,500 sq. ft of internal accommodation within the main home, and a further 3,800 sq. ft of versatile garages and outbuildings currently being run as an established business.

The grand pillared entrance has double doors opening to the entrance hallway and further double doors to the central reception hall with its wide turned stairway, store cupboards and cloakroom. The front-facing family room with its feature fireplace and formal dining room both enjoy pleasing southerly aspects across the sun terrace and landscaped grounds via large leaded-style windows. The kitchen features a range of attractive cabinetry arranged in a u-shape with a curved central breakfast bar, dual butler sinks, a large range cooker and plenty of integrated appliances. Further is the generous utility room with a plethora of cabinetry, sink and space for appliances alongside which is the west-facing conservatory enjoying panoramic garden views and access.

The spacious first-floor landing branches off onto four well-proportioned bedrooms with a variety of fitted wardrobes and a family bathroom with a large curved bathtub and separate shower. The principal suite enjoys an adjacent fitted dressing room flowing into its modern en suite shower room with a large walk-in shower, whilst bedroom two benefits from a balcony with impressive elevated views.

Outside

The property sits within a considerable surrounding plot, with a long tarmac private driveway flowing up to the home and alongside to the rear driveway. Beside are the sizeable outbuildings which could serve an array of potential business or other purposes. The well-appointed annexe provides further accommodation with two bedrooms, a main living space and a bathroom, with 4.2 acres of land alongside. The formal garden is carefully landscaped with expanses of level lawn to the southerly aspect bordered by shrubbery and mature trees, with colourful herbaceous borders and a raised paved sun terrace wrapping around the home and to the conservatory.

Location

The property is situated on the fringes of the historic city of Dunfermline, which is approximately five miles from the Forth Road bridges, ideal for commuters. The M90 links directly to Edinburgh, Dundee and Perth and across the Kincardine Bridge to Stirling, Glasgow and the West. The city has an extensive array of shopping, social, educational and leisure facilities along with esteemed educational establishments. The train stations provide regular services to Edinburgh and beyond.





Floorplans
House internal area 3,503 sq ft (325 sq m)
For identification purposes only.



Directions

From central Dunfermline head north on St Margarets Drive (A823), taking the second exit at the roundabout onto the A907, turn right onto Pilmuir Street (A823) and left onto Winterthur Lane. Proceed onto Mill Street and at the roundabout continue straight on to Baldridgeburn (B9155) through to Rumblingwell (A907). After 0.6 miles, turn right onto Swallowdrum Road, where you will find the property.

General

Local Authority: Fife Council

Services: Mains electricity, water & drainage

Council Tax: Band H

Fixtures and Fittings: Curtains, Blinds, Cooker, carpets, lightfittings and chandelier all included.

Tenure: Freehold

Offers Over: £1,000,000

Edinburgh

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