



Morgans

PROPERTY

The Bowhouse
Cluny, Kirkcaldy, KY2 6FN

Offers Over £1,250,000

DESCRIPTION

Our clients set out to pursue their vision of a dream home by building it themselves, it is completely unique with custom made elements which make the final result not only a home, but a work of art. Located on a most private and enviable hill top setting with a truly panoramic view over the Scottish countryside, with the Lomond Hills as a backdrop this is indeed a "Grand Design".



This outstanding architecturally designed family home is contemporary, stylish and versatile with every main room having a view. The accommodation is finished to the highest of standards with quality fixtures and fittings throughout. It comprises of a large entrance vestibule leading into open plan dining areas, family room and breakfasting kitchen. Spacious laundry/utility room and storage with w.c facilities. Beautifully presented lounge, four double bedrooms, one of which is currently used as an office, master en-suite and dressing room, together with guest en-suite and a four piece family bathroom.



The landscaped gardens and grounds are private and secluded with large composite decking area making an excellent entertaining space with alfresco dining. The grounds are designed for easy maintenance with electric gates on entering leading to driveway for many vehicles and double garages. EPC RATING A.



LOCATION

The Bowhouse is located north, on the outskirts of the village of Cluny within the Kingdom of Fife. This bespoke architecturally designed self-build was completed in 2020 and is enviably positioned with excellent access to the A92 and Scotland's motorway network. Kirkcaldy sits to the south with the town centre being accessible in under 10 minutes by car. The town provides an excellent range of day-today facilities including supermarkets, schooling, healthcare and professional services. Edinburgh is situated approximately 23 miles to the south and provides an excellent range of big city amenities including an international airport. The area is home to a wide array of wildlife and for the outdoor enthusiast there are a range of recreational pursuits including walking, cycling and riding. Challenging shooting and fishing may be taken locally. Fife is home to numerous highly regarded golf courses with Lundin Links, Elie, Ladybank and the Old Course at St Andrews, all within easy driving distance. The eastern coast of Fife is renowned for its quaint fishing villages including Anstruther, Pittenweem, Elie and Crail, with the coastline also hosting excellent sandy beaches at Tentsmuir, St Andrews and Elie.

HOUSE FEATURES

CCTV security cameras surround the house together with security alarm system. The property is powered with 100 solar panels and 40kw of lithium batteries with the grid as back up. There is an air source heat pump which supplies all hot water and under floor heating. The house lighting was designed by David Brown Lighting with LED lighting for special effects. Sonos surround sound throughout. Lutron electric blinds to the 16mtr patio doors area as well as the master bedroom. The garage doors are insulated Hormann doors and remote controlled. The property has electric gates at the entrance and external lighting front and rear. Large Hot Springs hot tub and composite decking area at the back of the house.

MEASUREMENTS

FAMILY AREA / DINING / KITCHEN 64'6 x 16'9
LOUNGE 21'10 x 19'9
UTILITY / LARDER /STORE / PLANT ROOM 20'8 x 16'9
WC 7'7 x 4'0
BEDROOM 1 18'8 x 17'1
ENSUITE 13'9 x 6'11
DRESSING ROOM 14'1 x 7'11
BATHROOM 13'9 x 6'11
BEDROOM 2 18'8 X 11'10
SHOWER ROOM 10'6 X 4'3
BEDROOM 3 14'1 X 13'6
BEDROOM 4 / OFFICE 14'4 X 12'2
DOUBLE GARAGE 26'6 X 21'10

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and Hot Springs hot tub.

VIEWINGS

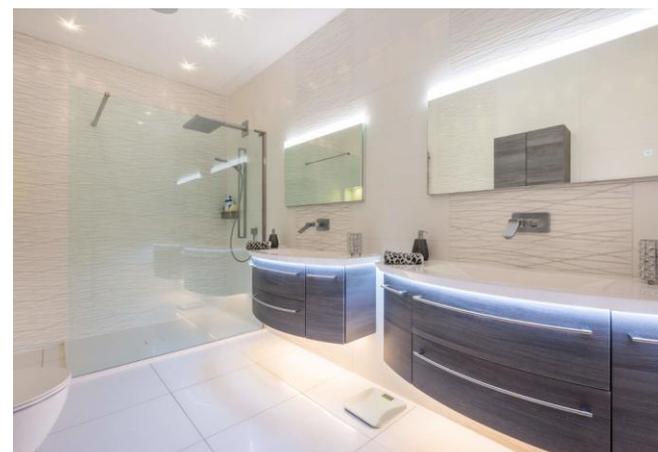
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

Using Google Maps enter the property postcode KY2 6FN. As you approach the village of Cluny on the B981/B922 take the first private turning on the left signposted "The Bowhouse" and follow the private road up as signposted.

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 on 01383 620222 or Kinross Office on 01577 863424.





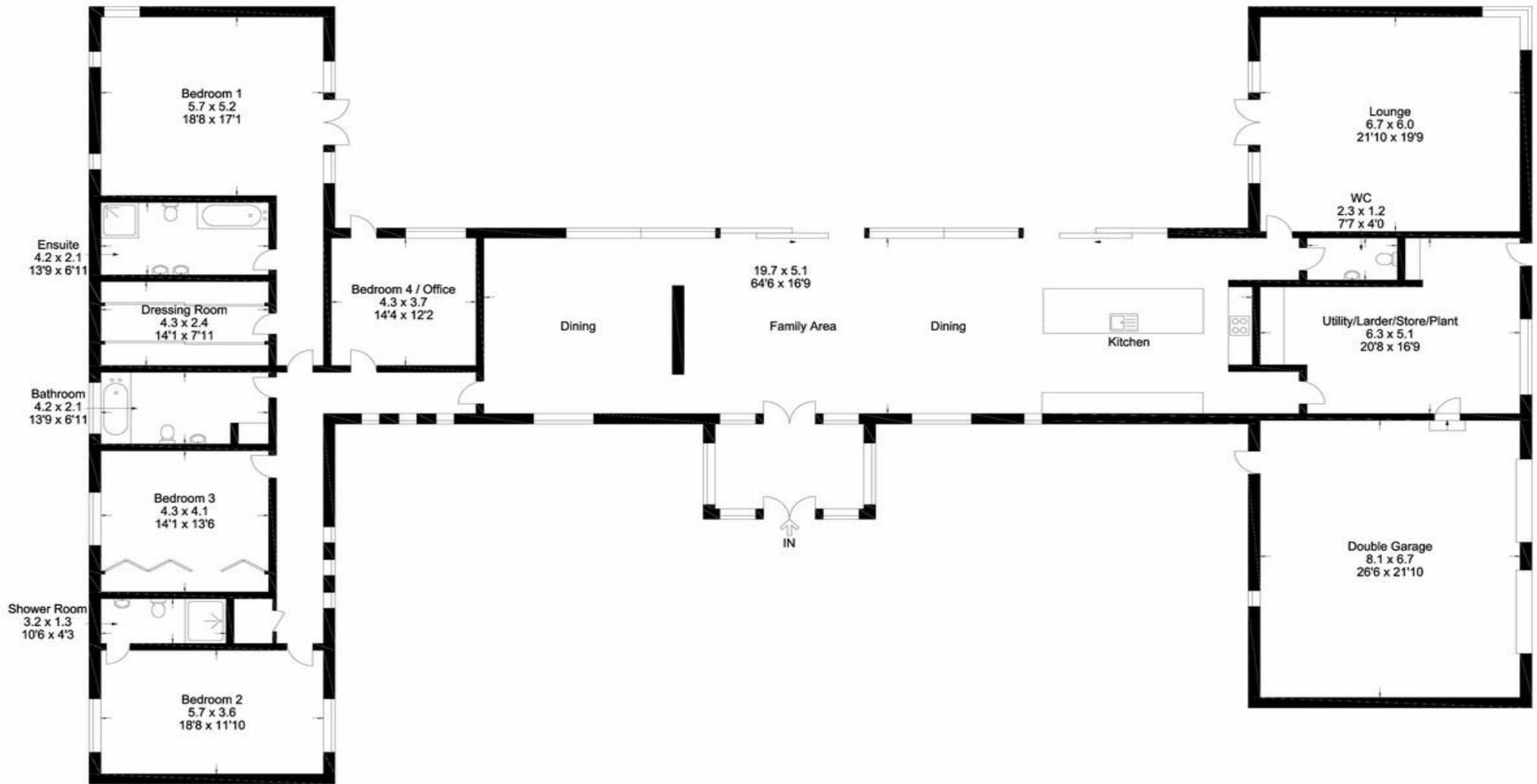












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
 VistaBee 2021

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.



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