



Morgans

PROPERTY

5 Woodland Gait, Cluny, KY2 6NS

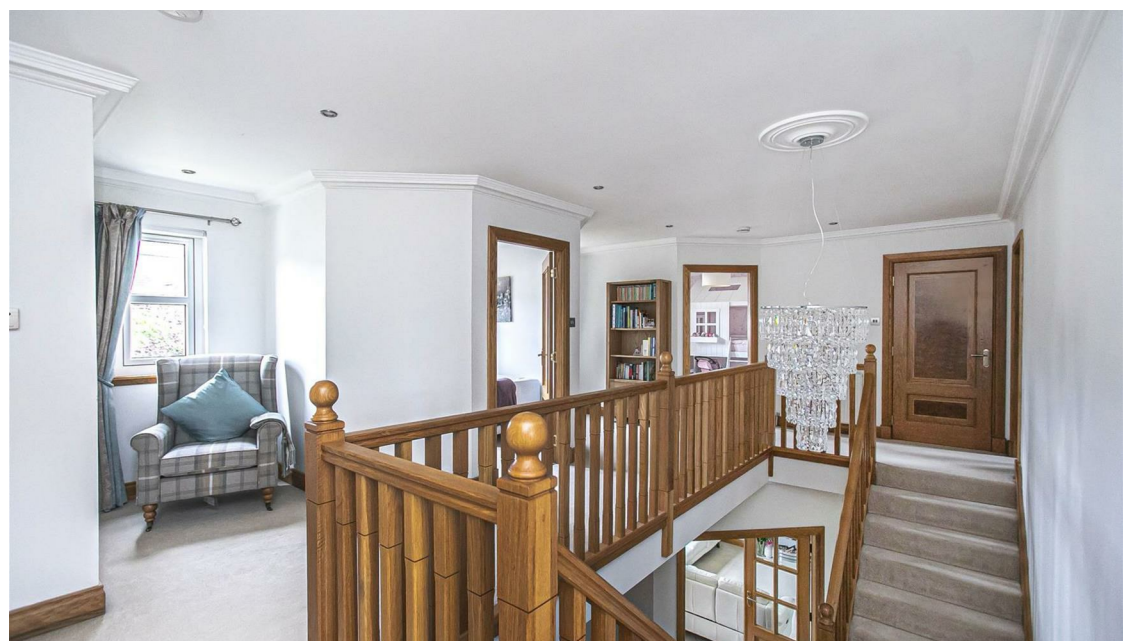
Offers Over £525,000

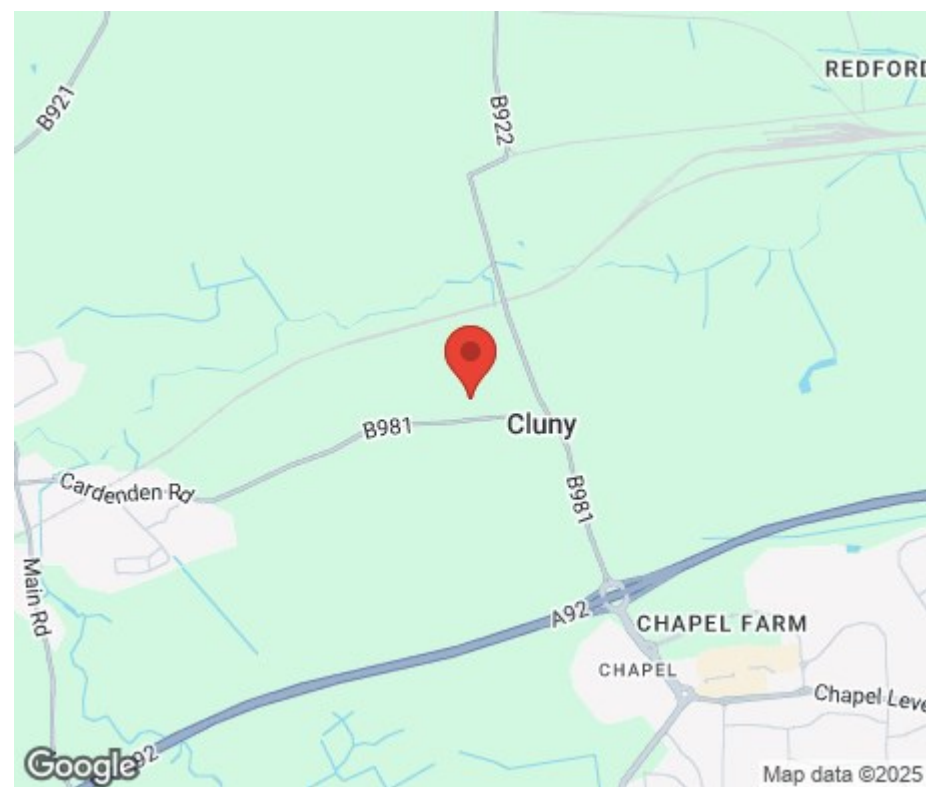






We are delighted to bring to market this superior detached executive family villa built by Lomond Homes - renowned for quality building and excellent fixtures and fittings. Set within an exclusive development in a semi-rural location in the hamlet of Cluny, just outside Kirkcaldy. Ideal for commuting to Edinburgh, being less than 20 minutes to the Queensferry Crossing. This most impressive property is offered in beautiful condition and briefly comprises entrance vestibule, reception hallway, downstairs w.c, lounge and separate dining room, stylish fitted kitchen within dining/family area and study. The double integral garage is accessed off the utility/laundry room. On the upper level there are five bedrooms with master en-suite and dressing room. A contemporary four piece family bathroom completes the accommodation. Access to attic via ramsay ladder. The property has generous well maintained gardens fully enclosed providing a child and pet safe environment. The gardens are not overlooked offering privacy and an idyllic setting. There is a generous double driveway and ample visitors parking. The subjects are double glazed with oil fired central heating.





LOCATION

Woodland Gait is an exclusive development approximately 14 years old situated in a semi-rural located on the outskirts of Cluny and surrounded by countryside. Cluny is conveniently located for access to the A92 providing transport links throughout Fife and beyond. The village of Cardenden & Fife Retail Park are both located within 2 miles providing an array of shops and local amenities, with the centre of Kirkcaldy being 4 miles away. The property is approached from the B981 by an impressive entrance, with stone splay either side, which leads into the quiet cul de sac. Cluny is situated approximately 1.5 miles from the outskirts of Kirkcaldy via the A910 and with the A92 approximately 0.5 miles from the property. Kirkcaldy is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. The Fife Central Retail Park has an excellent range of retail outlets including M&S Food & Sainsbury's supermarket as well as a Costa Coffee Shop. Co-educational private schooling is available at St Leonards in St Andrews (26 miles) and Dollar Academy (27 miles). The Woodland Gait development is bordered by open countryside with a range of activities available close by, including shooting, cycling and walking. The East Neuk of Fife lies to the east of Kirkcaldy and is one of Scotland's favoured holiday destinations, being well known for its mild maritime climate and pretty coastal villages and harbours. St Andrews, approximately 26 miles away, is famed worldwide as the 'Home of Golf' and in addition to the seven courses run by the Links Trust at St Andrews there are many other highly regarded courses in Fife. Cluny is well located for access to both Kirkcaldy and Glenrothes and the A92 Fife Regional Dual Carriageway connects to the M90 and onto Edinburgh and Perth. Edinburgh is only 26 miles by road and there are also frequent train services from nearby Cardenden station. There are domestic and international flights from Edinburgh and Dundee Airports which are both easily accessible.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds and bathroom fittings together with integrated appliances. Light fittings are negotiable.

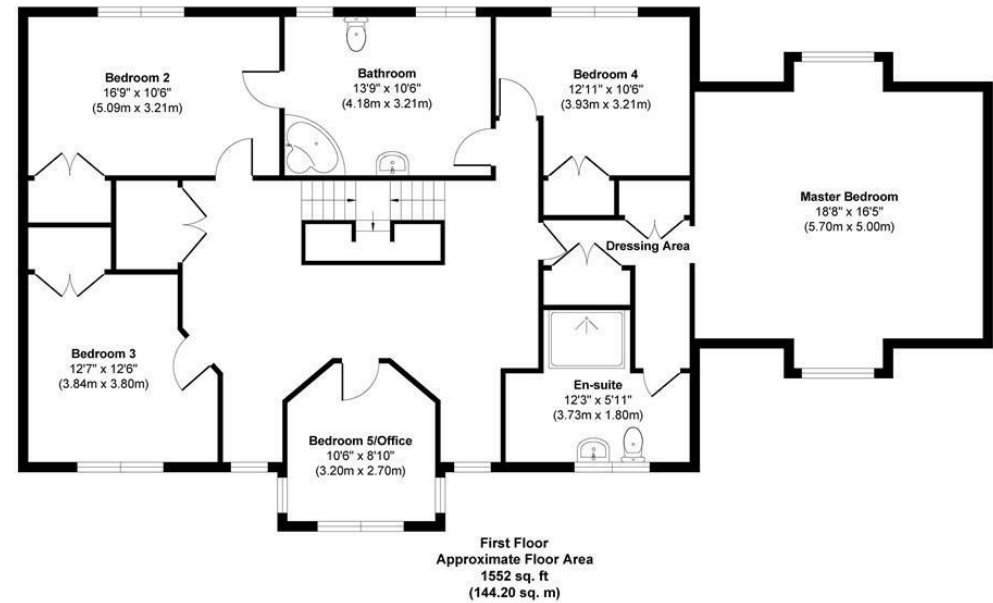
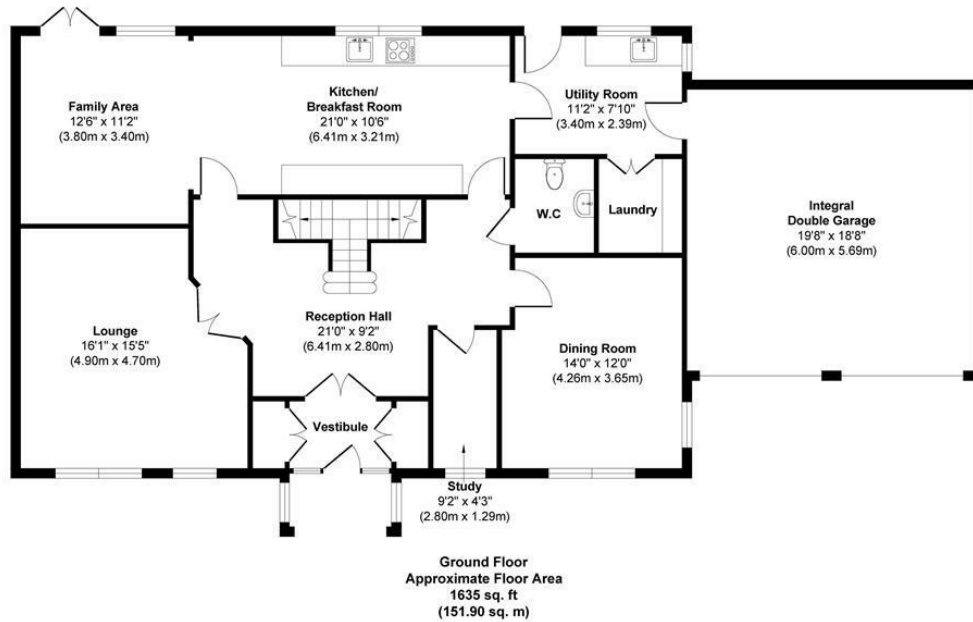
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







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Approx. Gross Internal Floor Area 3187 sq. ft / 296.10 sq. m

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PROTECTED

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.