

DESCRIPTION

Rescobie House was built in 1928 by McKay and Scott and forms a family home which was later extended into a hotel. Full Planning Permission exists to convert it back to a five bedroom home by demolition of the later eastern extension. In addition there is full Planning Permission for the construction of three further dwellings in the gardens. Rescobie House is listed 'C' (s) by Historic Scotland.

SITUATION

Rescobie House is located on the west side of Leslie in a mature residential area with an elevated south facing aspect. Day to day amenities can be found in the village and more comprehensive facilities are nearby in Glenrothes and Kirkcaldy. Edinburgh is also convenient only 31 miles by road. The nearest secondary school is in Glenrothes. Private schooling is nearby in St Andrews, Perth and Edinburgh.

DIRECTIONS

From Glenrothes follow the road west towards Leslie. Continue through the village and continue to follow the High Street at the right hand bend. Turn left into Valley Drive and Rescobie House is on the left. For route planning the postcode is KY6 3BQ.

PARTICULARS OF SALE

Plot 1 Existing House, (after part demolition) 450m²
Plot size 2,627m².

The existing property is entered through a hardwood front door into:

Vestibule (N) Tiled floor. Cornice.
3.34m x 2.34m
10'11" x 7'8"

An Astragalled door leads to:

Entrance Hall Cornice. Radiator x 2. Telephone point. Understair cupboard housing fuse box and electric meter.
6.96m x 3.04m
22'10" x 9'11"



Cloakroom (Nx2) W.C. Wash hand basin. Coat hooks.
4.06m x 1.63m
13'4" x 5'4"

From the Entrance Hall an astragalled door leads to:

Sun Room (S, E)
6.64m x 2.4m
21'9" x 7'10"

Cornice. Radiator. Astragalled door leading to Sitting Room.



Sitting Room (S)
6.99m x 5.22m
22'11" x 17'1"

Tiled fireplace with timber surround. *Living Flame* gas fire. Radiator. Ornate cornice. Impressive bay window overlooking garden to the south.



Dining Room (S)
5.71m x 5.22m
18'9" x 17'1"

Tiled fireplace with timber surround. *Living Flame* gas fire. Radiator. Cornice. Door to kitchen x 2. Wall lights. Bay window.



Study (N)
5.21m x 3.22m
17'1" x 10'6"

Tiled fireplace with timber surround. *Living Flame* gas fire. Television point. Wall press. Cornice.

Back hall leads to:

Utility Room (E) Floor and wall units. Stainless steel sink. Tiled floor.
4.12m x 3.59m
13'6" x 11'9"



Kitchen (Ex2, S) Floor and wall units. Stainless steel sink. Tiled walls.
5.2m x 4.3m
17' x 14'1"

W.C. (N) W.C. Wash hand basin. Radiator. Tiled.
2.31m x 1.86m
7'7" x 6'1"

Boiler Room (N) Housing 2 *Potterton* boilers and 2 hot water cylinders.

Door to back garden

Stairs from the Entrance Hall lead to the first floor:

Mezzanine (N) Radiator

Bedroom 1 (S,W) Balcony. Wardrobes with shelving and hanging space. Telephone point. Television point. Cornice. Radiator.
6.97m x 4.82m
22'10" x 15'9"

En-Suite Bath with *Aqualisa* shower. Wash hand basin. Shaver point. Heated towel rail. W.C. Cornice. Extractor fan. Part tiled. Spotlights.
2.54m x 1.72m
8'4" x 5'7"



Bedroom 2 L-Shaped (W)
4.83m x 4.08m
15'10" x 13'4"

Fireplace (blocked). Television point. Cornice. Radiator.

En-suite (N)
2.02m x 1.58m
6'7" x 5'2"

Bath with *Triton* shower. W.C. Wash hand basin. Electric heater. Mirror with light over. Shaver point. Fully tiled.



Hallway
10.07m x 1.45m
33' x 4'9"

Radiator. Cornice. Walk-in store.

Bedroom 3
4.98m x 3.41m
16'4" x 11'2"

Fireplace (blocked). Wardrobes with shelving and hanging space. Television point. Cornice. Radiator.

En-suite
2.68m x 1.62m
8'9" x 5'3"

Bath with *Aqualisa* shower. W.C. Wash hand basin. Part tiled. Mirror. Shaver point. Heated towel rail. Extractor fan.

W.C. (N x 2)
3.33m x 2.78m
10'11" x 9'1"

W.C. Wash hand basin. Mirror. Radiator. Cornice.

Staircase to extensively floored attic.

Bedroom 4 (E, S)
4.83m x 4.3m
15'10" x 14'1"

Fireplace (blocked). Cornice. Television point. Radiator. Wardrobes with shelving and hanging space.

En-suite
2.46m x 1.6m
8' x 5'3"

Bath with *Aqualisa* shower. W.C. Wash hand basin. Mirror. Shaver point. Heated towel rail. Extractor fan.

Bedroom 5 (E)
3.54m x 3.02m
11'7" x 9'11"

Wardrobe with shelving and hanging space. Television point. Cornice. Radiator.

En-suite
1.98m x 1.24m
6'6" x 4'1"

Bath with *Triton* shower. W.C. Wash hand basin. Mirror with light over. Shaver point. Extractor fan. Fully tiled.

Note: There is permission to demolish the remaining building not described in these particulars.



OUTSIDE

Extensive gardens with Planning Permission for three additional dwellings:-

Plot 2:

Three public rooms, four bedrooms (three en-suite), two storey detached house. Double garage. Gross internal area 293m². Plot size 1,057m².

Plot 3

Three public rooms, four bedrooms (two en-suite). 1 1/2 storey house. Double garage. Gross internal area 320m². Plot area 1,295m².

Plot 4

Four public rooms, four bedrooms (two en-suite). Single storey house. Detached double garage. Gross internal area 275m². Plot size 1,621m².



PLANNING

Full Planning Permission was granted on 29th October 2008 for the formation of one house from the existing and three new build houses in the gardens. A copy of the planning permission is available on www.fife.gov.uk planning ref: 07/03807/CFULL: 07/03808/CLBC or from the Selling Agents. The Sellers will pay the affordable housing contribution.

VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

SERVICES

Mains electricity, gas, water and drainage.

OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

ASKING PRICE

Offers Over £ 625,000 are invited for the whole.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2008 Licence Number 100010747.

Glenrothes 2 miles

Edinburgh 31 miles

**Rescobie House,
Valley Drive,
Leslie, Fife**

Kirkcaldy 9 miles

Perth 24 miles



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