



Morgans

PROPERTY

Casa Hideaway, Halbeath, KY12 0UB

Offers Over £660,000





Ent Vest Reception Hall



Dining Kitchen & Balcony



Lounge & Family/Games Room



EPC Rating - C



5 Bedrooms 4 En-suites



3 Dressing Rooms



Family Bathroom & W.C



Council Tax Band - E



# Welcome

## DESCRIPTION

Casa Hideaway is completely unique with custom made elements which make the final result the ultimate executive family home. Located on a most private and enviable setting with a truly panoramic view over the city, countryside and farmland. This outstanding design is contemporary, stylish and versatile with four of the double bedrooms have their own en-suites, three of which have dressing rooms. The accommodation is finished to the highest of standards with quality fixtures and fittings throughout. It comprises a welcoming entrance vestibule, reception hall, five double bedrooms, one of which is used as an office and stunning family bathroom. There is a large utility and boot room with door to side grounds together with further storage rooms. An impressive hardwood staircase with bespoke glass balustrade leads to the upper level where it opens up to a beautifully presented luxury German dining kitchen with many features including concealed sink/drainer and large middle island which compliments the breathtaking views from the feature balcony. The upper level has a fabulous lounge room and further family room which is currently used as a games room and leads to w.c facilities. The landscaped gardens and grounds are private and secluded with a large section of Astro Turf, side and rear gardens together with extensive parking for as many as 10 vehicles if not more. The property benefits from all new double glazing, gas central heating, full rewire with CCTV & Alarm system.





## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floor coverings, blinds, bathroom and light fittings (Excluding bathroom mirrors) together with integrated appliances, garden shed and pool table available by separate negotiation.

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.







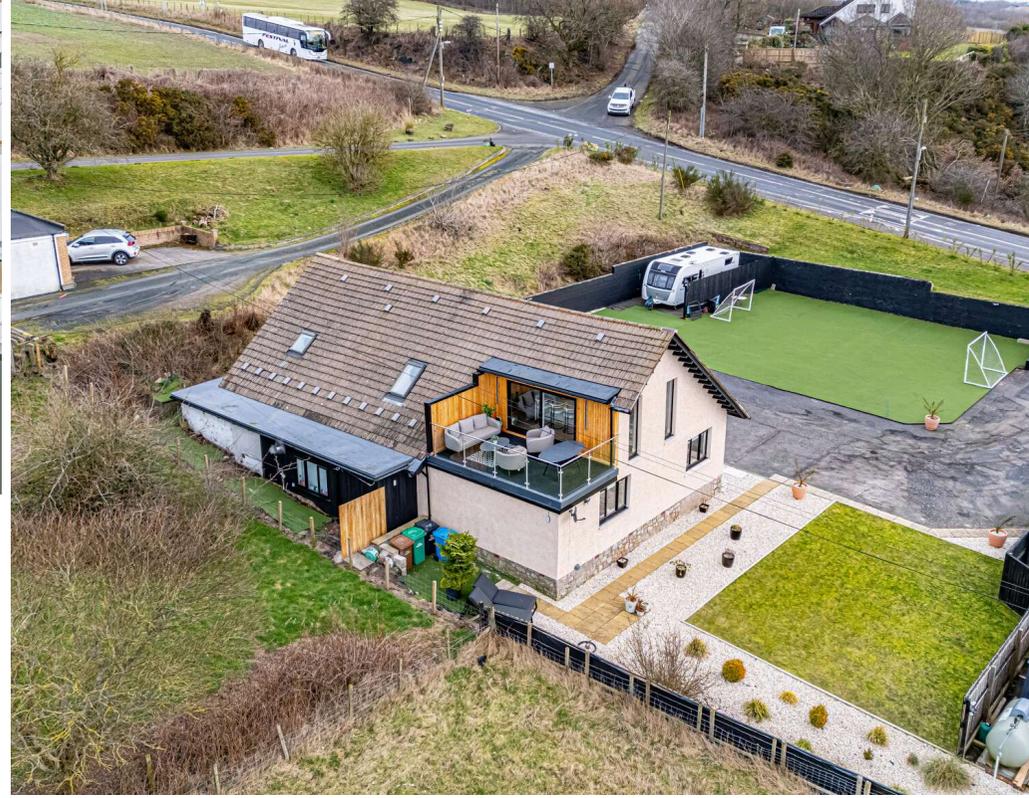


## Halbeath

Casa Hideaway is situated to the east of Dunfermline City Centre with Halbeath Retail Park a short drive away with a wide variety of well known retail shops and Asda Superstore. The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a

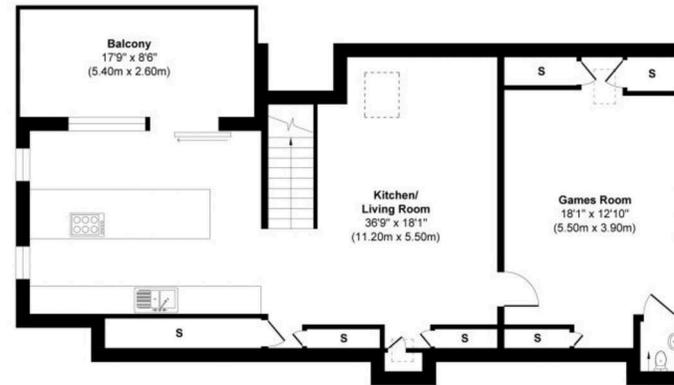
## Morgans Property Package

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.





Ground Floor  
Approximate Floor Area  
1610 sq. ft  
(149.62 sq. m)



First Floor  
Approximate Floor Area  
858 sq. ft  
(79.72 sq. m)



**Approx. Gross Internal Floor Area 2863 sq. ft / 266 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



SOLICITORS | PROPERTY  
33 East Port, Dunfermline, Fife, KY12 7JE  
Tel: 01383 620222 Fax: 01383 621213  
[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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.