



**DRUMINANE HOUSE**  
INZIEVAR, DUNFERMLINE, FIFE

**Galbraith**







# DRUMINANE HOUSE, INZIEVAR, DUNFERMLINE, FIFE

Charming country house set in over 5 acres of grounds with far reaching views

Dunfermline 6 miles ■ Edinburgh 23 miles ■ Glasgow 35 miles

Acreage 5.85 acres (2.37 hectares)

- 2 reception rooms. Open-plan kitchen/dining room. 4 bedrooms (2 en suite). Family bathroom.
- Lovely south facing terraces connecting to reception rooms.
- Double garage, studio, hen house/store, general purpose shed.
- Beautiful gardens and grounds with orchard, meadow, and mature trees.
- 2-acre paddock.
- Highly accessible location ideal for commuting to Edinburgh and Glasgow.

**Offers over £875,000**

**Galbraith**

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 **OnTheMarket**





## SITUATION

Druminane House is set in a tranquil rural location 6 miles west of Dunfermline and benefits from outstanding southerly views over open countryside with the Forth and Lothian hills visible on a clear day. Despite its rural location the property enjoys excellent accessibility to Edinburgh, Glasgow, Stirling and Perth via the nearby motorway networks. The village of Oakley has a good range of local amenities whilst Dunfermline (6 miles) has an excellent range of shops and services along with two railway stations, retail park and park and ride at Halbeath. Dollar Academy is only 9 miles distant, and the school bus stops in nearby Saline to transport children to and from the school daily.

Inverkeithing (8 miles) has a park and ride as well as a railway station on the main East Coast line with regular direct connections to King's Cross in London with scheduled journey time only 4 hours 30 minutes. Edinburgh Airport is only 20 miles distant which has a range of domestic and international flights.

The lush rolling countryside around Druminane House is home to an array of wildlife and offers great scope for the outdoor enthusiast with walking, riding and cycling all available nearby. There are an excellent range of opportunities for golf in the area including courses at Muckhart, Dollar and Saline. For the outdoor enthusiast there are excellent opportunities for hill walking on the Ochil Hills and fishing on local rivers and reservoirs.

## DESCRIPTION

Druminane House comprises an outstanding single storey country property with split levels extending to circa 250 sqm, which originally comprised two Edwardian cottages which were linked together and later extended circa 2012 with extensions to the south and north.

The various upgrades of the house have been designed to maximise the connection of the living accommodation to the various south facing terraces which enjoy the most outstanding views over unspoilt countryside with the River Forth and the Lothian hills visible on a clear day.

Internally the house is full of charm and character and it is in excellent decorative condition and well maintained. The house is approached from the rear gravel sweep by a feature arched door, which leads through to a large vestibule and into a reception hall with hardwood flooring. Steps lead down to the kitchen/dining room and a door leads off to a lovely sitting room with wood panelled walls to dado height, a log burning stove, fitted bookshelves and part glazed double doors leading out to a garden terrace. A door leads from the sitting room through to a large study/reception room, which has windows on two sides, recessed bookshelves, hardwood flooring and log burning stove and part glazed double doors leading out to an elevated garden terrace. Doors lead off the study /reception room to a bedroom, shower room, side entrance porch (with laundry room off) and a principal bedroom with dressing area and en suite bathroom.

The kitchen/dining room is situated on the east side of the house, at a slightly lower level, and is a bright and spacious room, which benefits from an Aga, central island and corner open fireplace. Part glazed doors lead out to a lovely south facing terrace. A corridor leads off the kitchen to 2 bedrooms and a bathroom.

## ACCOMMODATION

Entrance porch leading to inner gallery hall area, open plan kitchen/dining room, living room, family room, 4 bedrooms (2 with en-suite facilities), 2 bathrooms, utility room, further porch/store area, laundry room and box room.

## GARDEN AND GROUNDS

From the public road stone gate piers lead to a long tarmac driveway which leads through neighbouring woodland to a gravel sweep to the rear of the house. Situated off this gravel parking area is double garage constructed of rendered block under a pitched slate roof and approached by a metal shutter door with a concrete screed floor.







Further outbuildings are situated to the south of the house in the grounds and include an Artist's Studio, which is constructed of brick under a pitched roof with metal corrugated finish, which benefits from both power and lighting. Beyond, is a further original barn constructed of brick materials under a tiled roof, which requires renovation and has potential for other uses. A further shed/hen house with pantile roof is also situated in the grounds, which is used for the storage of garden machinery.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Druminane House	Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band G	E

**DIRECTIONS**

From Dunfermline take the A907 in a westerly direction and continue into Oakley. Once in Oakley turn left onto Station Road and continue out of the village for about 1 mile passing a white church (The Holy Name) on the right. The entrance to the private driveway to Druminane House approached by stone gate piers leading through a stone wall and is situated on the left-hand side a short distance after passing the white church.

**POST CODE**

KY12 8HB

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
culling.eyepieces.reef

**ACCESS**

A neighbour and The Woodland Trust (who own the adjacent woodland) have a servitude right of pedestrian and vehicular access over the first section of the driveway.

**The Barn**

The roof of the barn is in a state of disrepair and access to this building is only permitted by permission of the selling agents.

**LOCAL AUTHORITY**

Fife Council

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars. The blinds, floor coverings and most light fixtures are included in the sale. The curtains and garden statuary are excluded from the sale.

**VIEWINGS**

Strictly by appointment with the Selling Agents.

**ANTI MONEY LAUNDERING (AML) REGULATIONS**

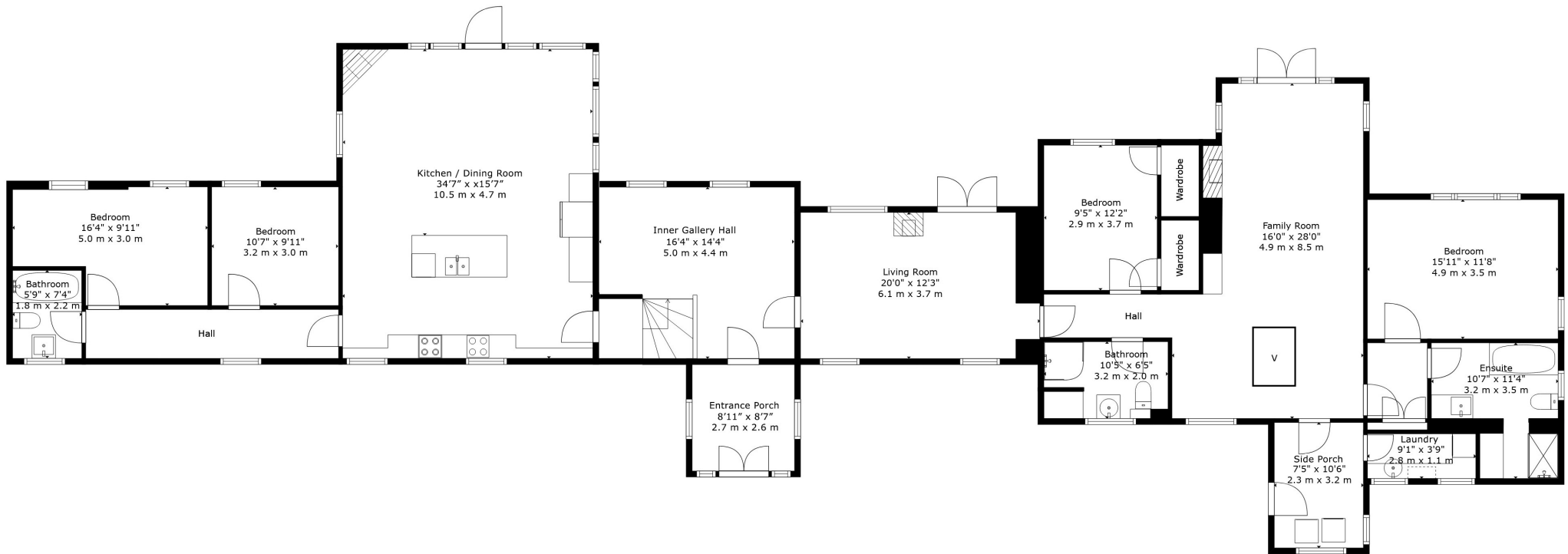
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.









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**TOTAL: 2678 sq. ft, 249 m<sup>2</sup>**

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### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.



















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