Bankhead of Piteadie Farmhouse Kirkcaldy KY2 5UN

Spacious single storey farmhouse situated within panoramic countryside and farmland setting

- Versatile and generous accommodation
- Double glazed throughout
- Easily maintained garden
- EPC Rating: E
- Landlord Registration Number: 255197/250/10441

£995 pcm, unfurnished
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Location
Bankhead of Piteadie Farmhouse is accessed by a farm road from the B9157 (Invertiel Road) and is situated on a working farm approximately 2.5 miles from the centre of Kirkcaldy and Kirkcaldy railway station.

Kirkcaldy is a large town in Fife set amongst several coastal towns fringeing the Firth of Forth. It boasts a good range of shopping and retail outlets, pleasant beach, swimming pools, museums, art galleries, library, The Adam Smith Theatre, golf courses and parks.

Detailed Description
The adaptable accommodation is arranged in a steading style U shape and comprises:

- Spacious living room with dual aspect, open fire
- Sitting / dining room, open fire
- 3 double bedrooms, built in wardrobes, master with modern en-suite shower room
- 4th bedroom / office with patio doors leading to the garden
- Family bathroom with modern white 3 piece suite, large separate shower cubicle
- Dining kitchen with range of modern units, range cooker and dishwasher included
- Useful utility room plumbed for washing machine, leading to cloakroom with wc and wash hand basin
- Good storage throughout
- All floor coverings are included

Outside
Well maintained garden to the front laid to lawn with mature shrubs in the borders. There is ample parking at the rear of the property.

Tenancy
APPLICATION FOR TENANCY
Interested parties should confirm their interest in the property with Savills. All viewings will be arranged following completion of a short questionnaire. Prospective tenants will be required to provide appropriate character and financial references to the property owner.

1. The tenancy shall be a Short Assured Tenancy in terms of the Housing (Scotland) Act 1988.
2. The term of the tenancy shall be by mutual agreement but a minimum of 6 months.
3. The rent shall be payable monthly in advance by bank standing order.
4. A deposit of one month's rent will be payable in advance.
5. The tenant shall be responsible for the payment of the Council Tax or other rates levied by the Local Authorities.
6. The property is to be occupied as a private dwelling and is not to be sub-let without the prior permission of the landlord.
7. The garden will be maintained by the tenant.
8. The tenant will be responsible for costs of all services.
9. The landlord will insure the property against all fire but such insurance will not cover any contents or effects which the tenant may place in the subjects, the insurance of which will be the tenant's responsibility.
10. The tenant will be required to maintain the internal decoration to the same standard as at entry.
11. A photographic record of condition will be taken prior to entry.
12. Pets may be considered.
13. No DSS

Services
Oil fired central heating, mains electricity, mains water, private drainage
Fife Council Tax Band E

Viewing
Strictly by appointment through Savills