

Morgans

PROPERTY

Ragnar House , Alloa, FK10 3QD

Offers Over £450,000



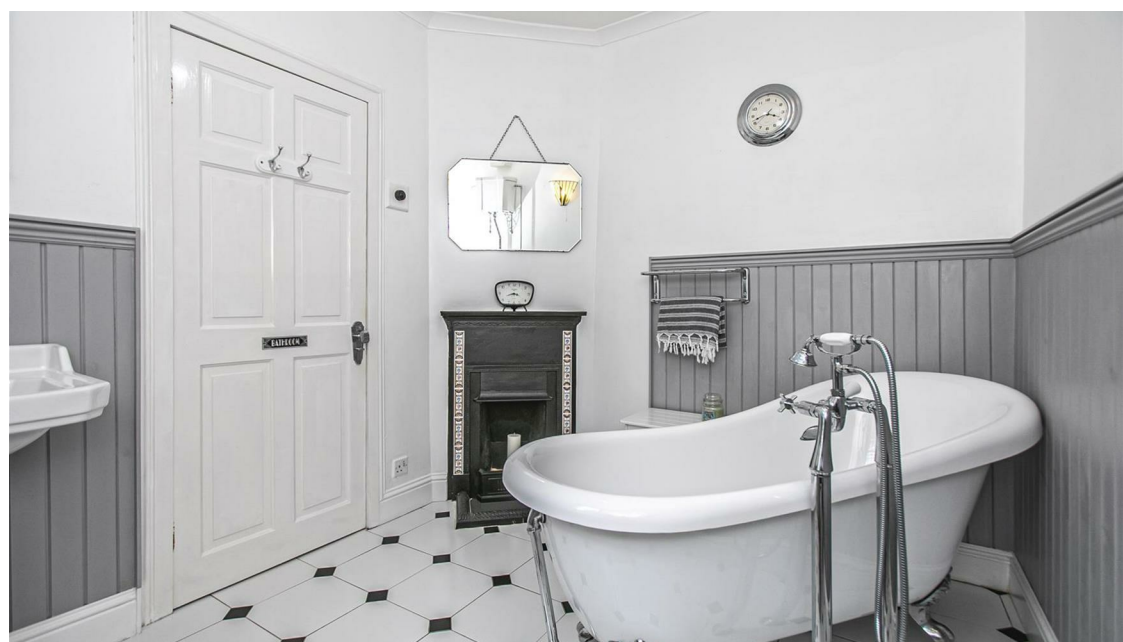




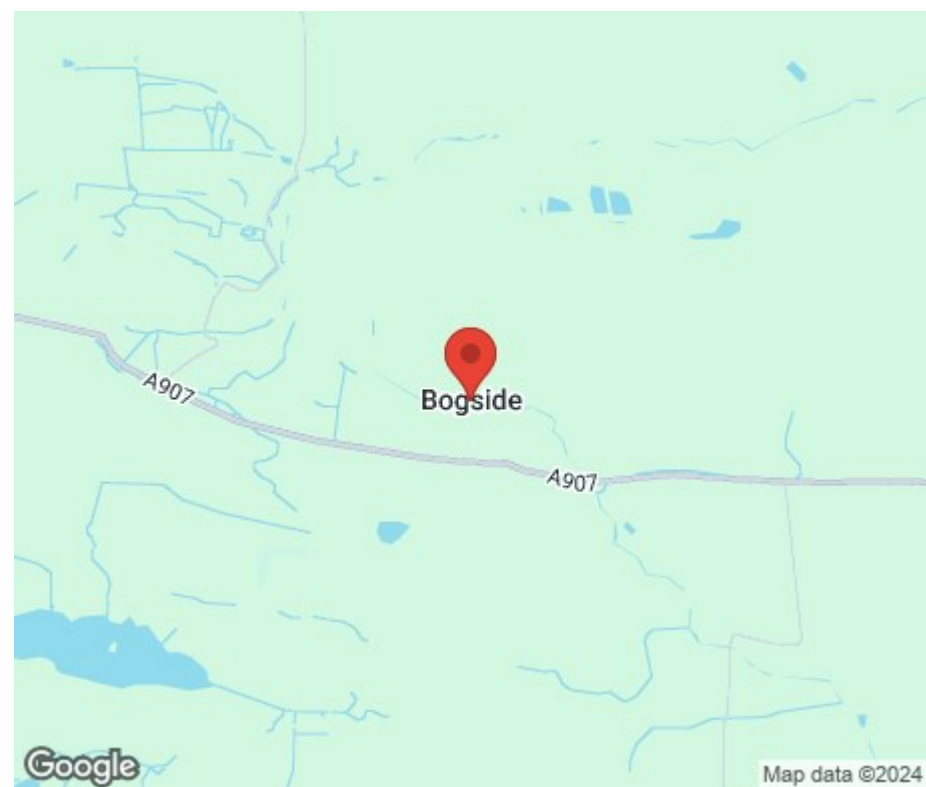




CLOSING DATE FRIDAY 23 AUGUST 2024 @ 12 NOON Set amidst private mature grounds and spanning just under an acre on a private access road, this unique residence lies within the much sought after hamlet of Bogside approx 15 minutes from Dunfermline. Built in 1949 Ragnar House is rarely available and must be viewed to appreciate the quiet rural setting which provides an idyllic haven, yet within easy reach of the motorway network to Edinburgh and Glasgow (approx 40 mins) and with Alloa Railway Station giving direct links to Glasgow and the West. This fabulous family home is a credit to the present owners, steeped in charm and character both internally and externally. The accommodation briefly comprises entrance hallway, lounge leading to conservatory, dining kitchen, bedroom and stylish bathroom on the ground floor. On the upper level there are three further bedrooms (one with juliet balcony) and shower room. Externally there is a garage with utility and outside wc attached, garden studio and substantial garage/workshop with upper level. Essential viewing.







## LOCATION

Ragnar House is set within a highly central and accessible rural position in West Fife surrounded by open countryside. Ideally located for Culross coastal path. The property benefits from excellent communication links within easy driving distance of Scotland's major cities. The two bridges at Kincardine plus the Forth Road Bridge provide fast access to the national motorway network and the international airports at Edinburgh and Glasgow. Nearby Alloa Railway Station offers direct links to Glasgow and the West. Also within travel distance is the acclaimed Dollar Academy private school. There are local shopping facilities and services at Oakley (5 minutes by car) with a wide range of national and boutique shops at Dunfermline (15 minutes away). Ragnar House is well located to take advantage of the numerous leisure and recreational opportunities throughout Scotland. In addition to sailing on the Firth of Forth, golfing on local courses, fishing on local reservoirs and forest walks in the beautiful countryside there is a wealth of recreational opportunities in the vicinity.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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 to the interlinked system installed in this property.







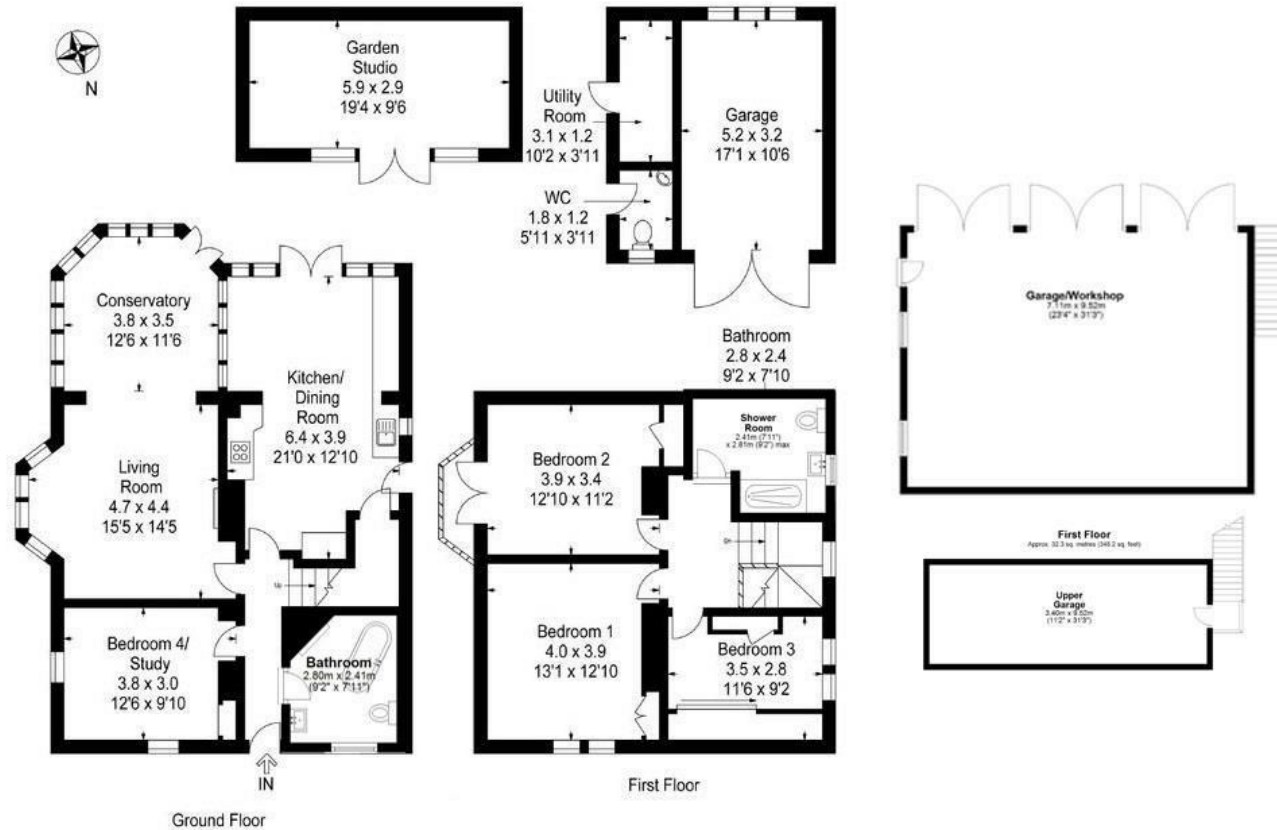








# Ragnar House, Bogside, Alloa, FK10 3QD



**Morgans**  
PROPERTY

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

**Morgans**

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



**espc**

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark

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.