





## Description

O'Malley Property are pleased to present to the market 2 Inch Farm Cottage, a beautifully presented three bedroom home set on one level and finished in a modern, move in condition throughout.

Upon entering the property, you are welcomed into a practical and spacious boot room, ideal for everyday use, with ample space for coats, shoes and additional storage. This leads seamlessly into the kitchen, which is well laid out and fitted with a range of modern units, providing generous worktop space and storage options, along with room for appliances. The lounge is a particularly inviting space, filled with natural light from dual aspects and centred around a charming log burner, creating a cosy yet stylish focal point. The room offers plenty of space for both relaxing and entertaining.

From the lounge, access is gained to a central hallway which connects the rest of the accommodation. The master bedroom is a spacious and comfortable room, benefitting from fitted storage and a pleasant outlook. Bedroom two is another well proportioned double room, ideal for family or guests, while bedroom three offers flexibility and could easily be utilised as a home office, nursery or additional bedroom. The shower room is finished to a modern standard and comprises a walk in shower, wash hand basin and W/C.



Externally, the property continues to impress with a private driveway providing convenient off street parking, along with a good sized garden, ideal for outdoor use and entertaining. The home enjoys a peaceful setting and is presented in true walk-in condition throughout, making it an excellent opportunity for a wide range of buyers seeking stylish and comfortable single level living.

---

**“Spacious Property”**

## Location

Inch Farm Cottage enjoys a peaceful rural setting on the outskirts of Kincardine, offering a perfect balance of countryside living and everyday convenience. The nearby village provides a range of local amenities including shops, cafés and schooling, while more extensive facilities can be found in surrounding towns such as Alloa and Dunfermline. The area is well placed for commuting, with easy access to major road links including the Kincardine Bridge, connecting to the wider central belt. With its tranquil surroundings and accessibility, Inch Farm Cottage is ideally suited to those seeking a quieter lifestyle without compromising on convenience

## Lounge

15'5" x 11'2"

## Kitchen

14'10" x 10'11"

## Master bedroom

13'5" x 11'2"

## Bedroom 2

10'11" x 8'4"

## Bedroom 3

8'11" x 7'5"

## Shower room

7'6" x 5'2"

## Boot room

10'11" x 6'4"

## Home report

The home report is available upon request. Contact our team today.

## Fixtures and fittings

All fitted carpets, floor coverings and integrated appliances are included with the sale.

## Misdescription Act

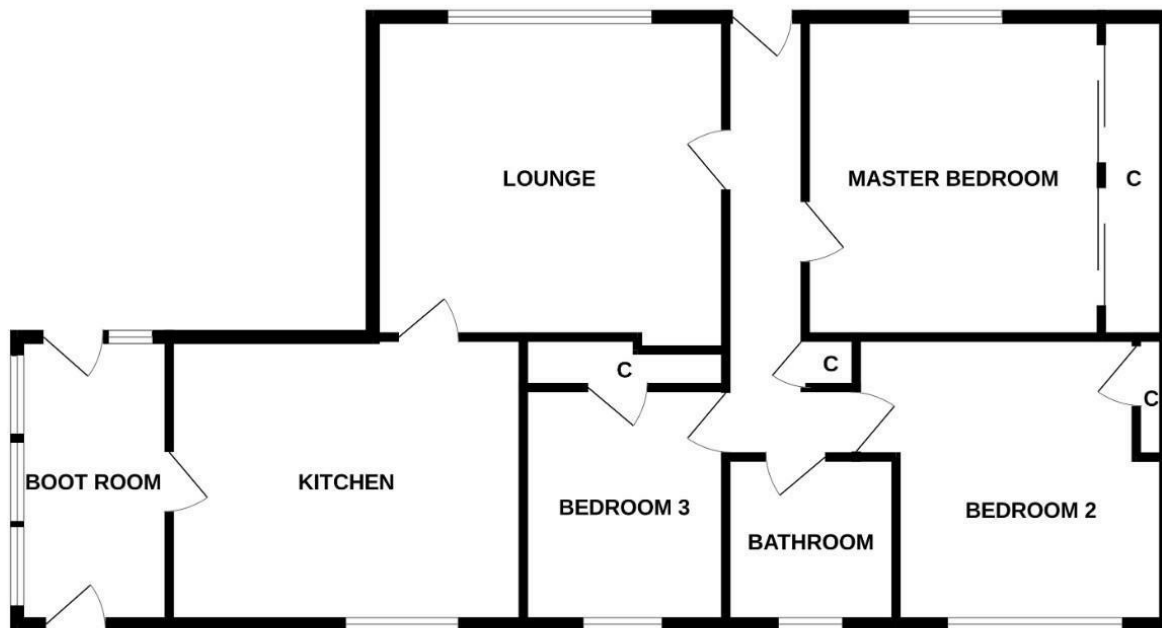
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



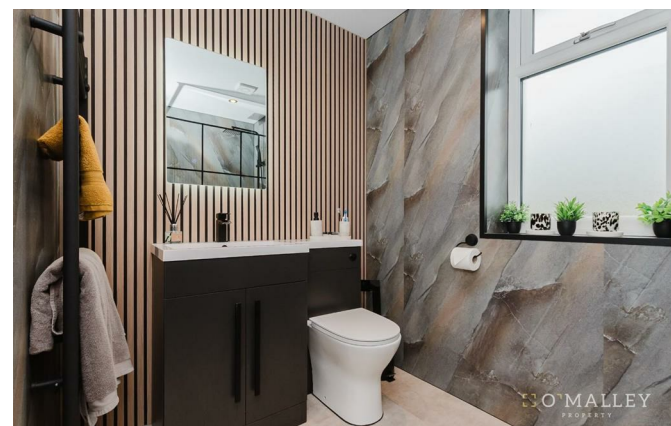
**Offers Over £244,995**

**Viewing 9am - 9pm 7 days a week**

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



Property Misdescriptions Act 1991.  
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.