



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 01333 400 400

**Scira Cottage**  
 DURA DEN ROAD, PITSCOTTIE, CUPAR, KY15 5TG





# THE LOCATION



Pitscottie is situated 6 miles west of St. Andrews in Scotland. It is a routing centre on the B939 St Andrews to Ceres Road and B940 Cupar to Anstruther Road. A village pub, motorcycle shop, restaurant, and other facilities serve residents. St. Andrews, the “Home of Golf” is less than 6 miles away. The university is one of the oldest and well known in Britain. There is good private and state schooling in St. Andrews. Dundee, Glenrothes, Cupar, and Kirkcaldy are also well within reach. There are numerous good golf courses in the area including courses at both Kingsbarns and St. Andrews Bay in St. Andrews and Ladybank, and traditional link courses at Crail, Leven, and Lundin Links. Salmon fishing can be taken in the tributary not far from the property and will definitely be an attraction for the keen fisherman amongst you.

There are mainline railways stations at Cupar and Leuchars which link to Edinburgh and Dundee. Edinburgh airport has a wide range of both domestic and international flights. Idyllic setting with wonderful countryside on the doorstep and the coast a short drive away.





# THE PROPERTY



Part exchange is available! McEwan Fraser legal are excited to bring to the market this excellent family home.

Walk into an entrance vestibule, door through to the entrance hall with built-in storage. The lounge enjoys the benefit of a log-burning stove. This elegantly proportioned public room is spacious yet at the same time comfortable and inviting. From here sliding glazed doors lead into the conservatory, this room adds to the spacious feel of this home and brings the garden indoors. The conservatory is ideal as a family room, dining room or home office. The Kitchen/ breakfast room is accessed from the hallway and is fitted with a range of eye and base level cupboards with range cooker. There is ample room for a table and chairs. daylight enters the room through the front aspect windows.







“...From here sliding glazed doors lead into the conservatory, this room adds to the spacious feel of this home and brings the garden indoors. The conservatory is ideal as a family room, dining room or home office...”







# BEDROOMS & BATHROOMS

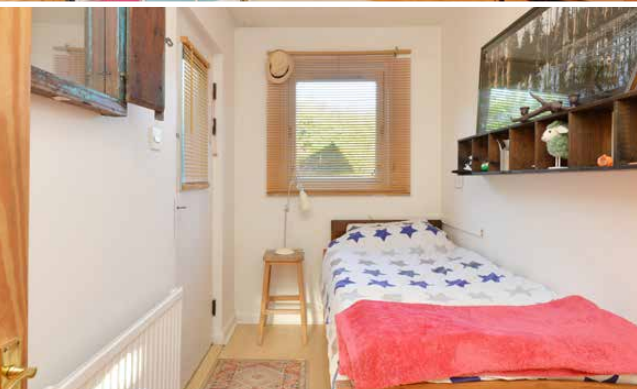


The bedroom wing holds four bedrooms, one of which benefits from built-in storage. The master bedroom has an en-suite bathroom, complete with bath and shower enclosure. Bedroom two also benefits from an en-suite shower room. The family bathroom has a three-piece white suite. As an added bonus, the utility room has been cleverly transformed into bedroom five and it is thought this room would equally be great as a home study. The plumbing is still there should one prefer to reinstate the utility room.

Externally there is a summer house. There is a shared drive that splits to offer private parking for several vehicles. The gardens are mainly laid to lawn with patio areas and shrub beds. This is a spacious home with elegant living proportions and light-filled rooms.





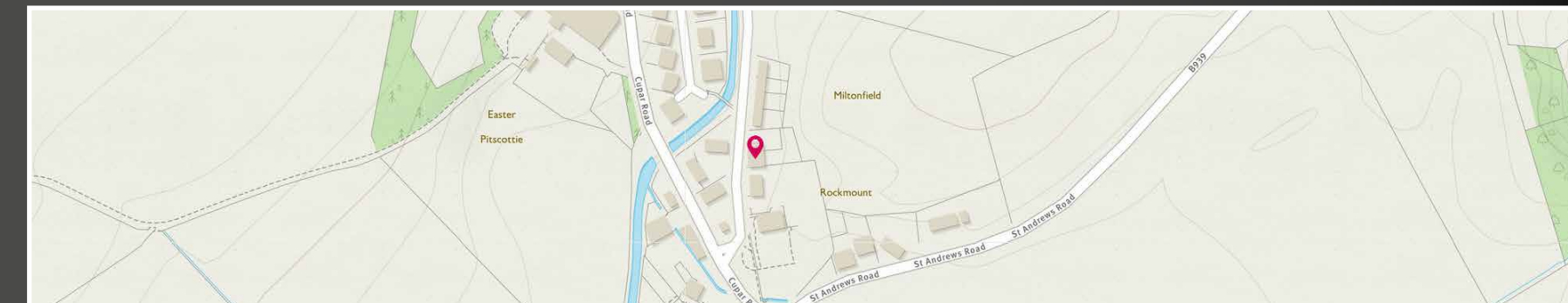


# PROPERTY SPECIFICATIONS

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.38m (17'8") x 5.02m (16'6")
Kitchen	5.38m (17'8") x 3.87m (12'8")
Conservatory	3.78m (12'5") x 3.34m (10'11")
Bedroom 1	5.15m (16'11") x 4.41m (14'6")
Bedroom 2	3.68m (12'1") x 3.09m (10'2")
Bedroom 3	3.43m (11'3") x 3.05m (10')
Bedroom 4	3.07m (10'1") x 3.05m (10')
Utility	3.04m (10') x 1.73m (5'8")
Bathroom	3.08m (10'1") x 1.76m (5'9")
En-suite Bathroom	2.83m (9'3") x 1.79m (5'10")
En-suite	3.03m (9'11") x 0.96m (3'2")

Gross internal floor area (m<sup>2</sup>): 147m<sup>2</sup>  
EPC Rating: E







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