



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

Honeysuckle Cottage

1 FINCRAIGS FARM COTTAGES, CUPAR, FIFE, KY15 4QQ



Honeysuckle Cottage

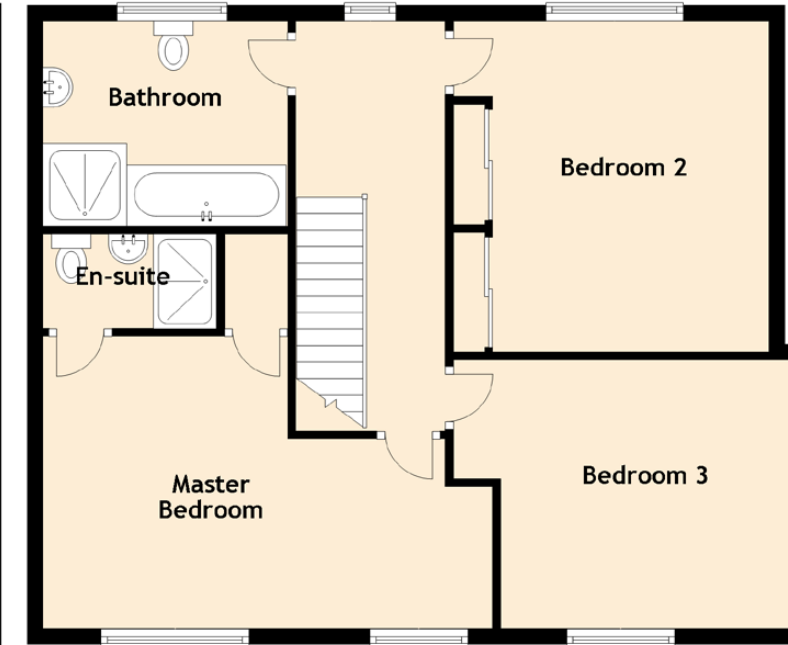
Part Exchange is available for this recently decorated detached spacious cottage set within a small grouping of similar homes in a semi-rural location just outside Cupar. The lounge is made cosy by the addition of an insert fireplace and a double frame window soaks up the country views. The family room also features a fireplace and a recessed, shelved alcove. The dining room sits between the lounge and the kitchen creating a good clear flow to the house. The 'L' shaped kitchen is fitted with a range of wall and floor units displaying a contemporary, country feel. A range cooker takes centre stage and a breakfasting bar sits to one side. A back door opens to the garden. A guest cloakroom with toilet and wash hand basin is also on the ground floor. The staircase features a glass balustrade and rises to three

bedrooms on the first floor. The master bedroom has an en-suite shower room and the family bathroom features a bath and a separate shower enclosure. The property also benefits from under floor heating throughout the house

Externally there is a garage (also with under floor heating) with loft stairs to a room that could be a home office or workshop. This home has a comfortable, cosy feel with country style doors and coombed ceilings in the bedrooms. This is not only a charming home on the inside but the views from all around the house are stunning. You really have to view this home to enjoy the warm and welcoming feel it offers. This is family living with space to breathe.







Approximate Dimensions
(Taken from the widest point)

Lounge 5.90m (19'4") x 4.30m (14'1")
 Dining Room 5.60m (18'4") x 3.70m (12'2")
 Kitchen/Diner 5.10m (16'9") x 2.90m (9'6")
 Family Room 3.70m (12'2") x 3.20m (10'6")
 WC 2.20m (7'2") x 2.10m (6'11")

Master Bedroom 5.10m (16'9") x 3.70m (12'2")
 En-suite 2.20m (7'3") x 1.20m (3'11")
 Bedroom 2 4.20m (13'9") x 4.00m (13'1")
 Bedroom 3 3.70m (12'2") x 3.40m (11'2")
 Bathroom 3.10m (10'2") x 2.60m (8'6")

Gross internal floor area (m²): 152m²
 EPC Rating: C

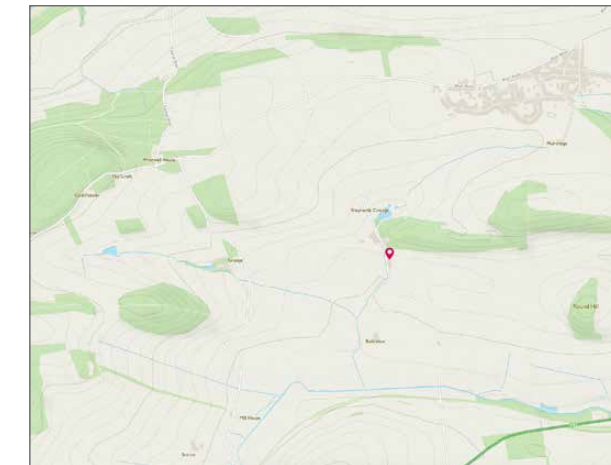


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Tel. 0131 524 9797
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer