



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Tarf Cottage

19 KELTYBRIDGE, BLAIRADAM, PERTH & KINROSS, KY4 0JH

THE LOCAL AREA

Tarf Cottage, Keltybridge, is a much-loved home with its roots firmly set in the local community having seen significant changes to the hamlet over the years. Keltybridge is in a highly accessible and delightful semi-rural location set only five miles from Kinross, which offers a wide range of local facilities including shops, professional services, primary and secondary schools, restaurants, a supermarket

and two golf courses.

The M90 gives quick access to both Perth and Edinburgh and there are train stations at Inverkeithing on the main East Coast line and at Cowdenbeath and Dunfermline on the Fife circle line, with services into both Haymarket and Edinburgh Waverley. Edinburgh Airport is only nineteen miles away. There are Park and Ride facilities at Halbeath

(just over five miles away) and also at Inverkeithing, both with services to Edinburgh and to the airport. There are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan, Kilgraston, and St. Leonards.

Keltybridge was recently named the best the best kept hamlet in Perth and Kinross for 2016.



Keltybridge, Kelty Church, Lochore Meadows Country Park

TARF COTTAGE

Elegant, exquisite, and stylish, Tarf Cottage is a handsome period home nestled in a chocolate box hamlet setting amidst a good mix of individual residences. This well loved home has seen a number of improvements over the years and presents as a warm and comfortable home of character. Superb room proportions marry well with a number of windows allowing the natural light to flood in. The lounge features an open fireplace and quaint neuks and crannies, all beautifully

decorated in a palette of warm creams and opulent gold warmed up with splashes of red. The Kitchen has been fitted with bespoke wood cabinets and offers a range cooker at its heart with room by the window for a chair to sit and read the morning paper with a coffee.

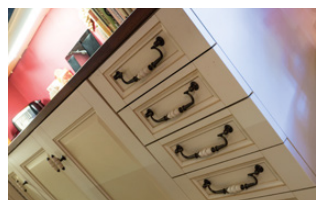
The bathroom is in keeping with the rest of the house in style and comfort and includes a power shower over the bath with a glazed

screen. An inner hall acts majestically as a dining room or sitting room. Three bedrooms add to the amenity. The back, stable, door opens onto a small terrace and the main garden is just across the narrow road.

The garden is as charming as the cottage with space for off road parking along with beautifully landscaped flower and vegetable beds, seating areas and alfresco dining deck. This home will delight the discerning buyer.



KITCHEN



DINING ROOM





“...Superb room proportions marry well with a number of windows allowing the natural light to flood in...”



BEDROOM 1



BATHROOM



LOUNGE



BEDROOM 3



BEDROOM 2



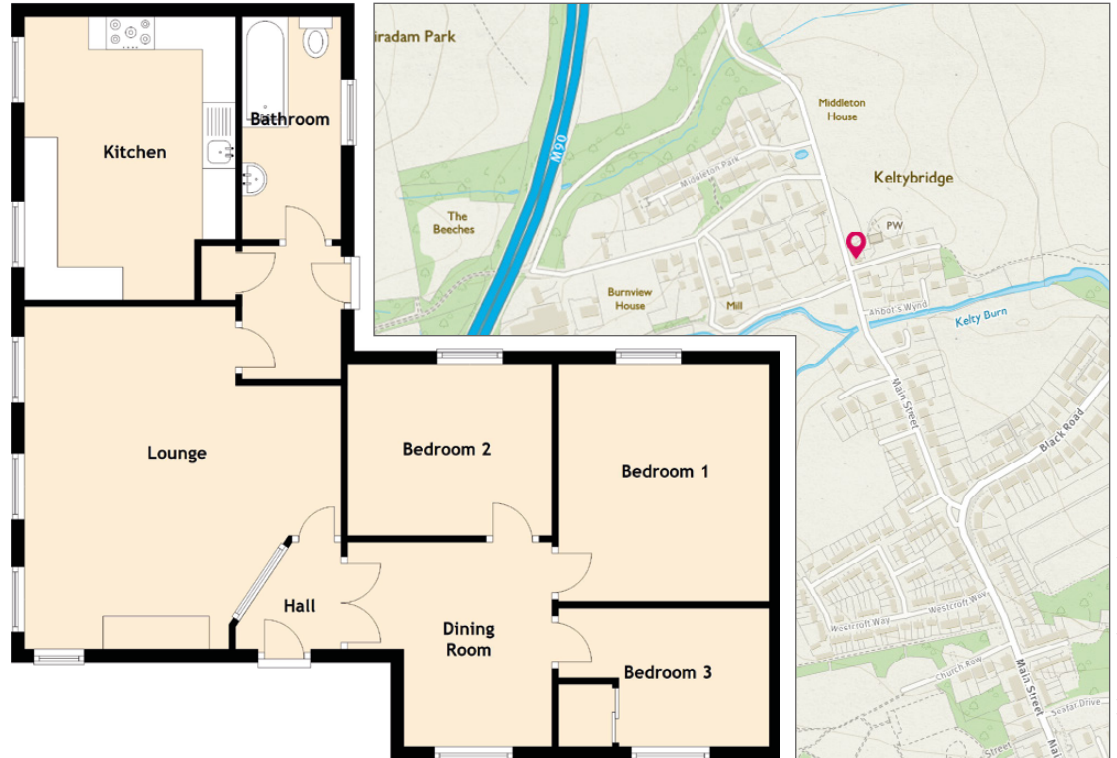
FLOOR PLAN DIMENSIONS LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.80m (15'9")
Kitchen	4.30m (14'1") x 3.20m (10'6")
Dining Room	3.10m (10'2") x 3.10m (10'2")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
Bedroom 2	3.10m (10'2") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Bathroom	3.60m (11'10") x 1.50m (4'11")

Gross internal floor area (m²) - 96m²

EPC Rating - D




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Part
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