

# East Cottage

FREUCHIE, CUPAR, KY15 7JH



*Unique three-bedroom cottage with panoramic views across Fife, in walk-in condition*



01592 800 695



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



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

East cottage is a beautifully presented semi-detached bungalow that offers excellent sized family accommodation and is situated in this highly desired area. The property has been maintained by the present occupiers and is in excellent order throughout and benefits from double glazing, gas central heating, lovely enclosed gardens and a large driveway. Once inside, you will be greeted with a first-class specification.

# BEDROOM 1



In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. There are two large double bedrooms to the front of the property with feature windows flooding the room with natural light. The third bedroom is located at the rear of the property.

# BEDROOM 2



# BEDROOM 3



A contemporary three-piece family bathroom with a wet wall shower completes the impressive accommodation on this level.

# THE BATHROOM



# THE KITCHEN



The fitted kitchen is well laid out with a range of floor and wall mounted units with integral appliances, providing a fashionable and efficient workspace. A handy utility room with access to a WC is also located to the rear of the property.





The upper level has a wonderful bespoke lounge offering panoramic views over the countryside with French doors leading out to the balcony area, that completes the accommodation internally.

## THE LOUNGE





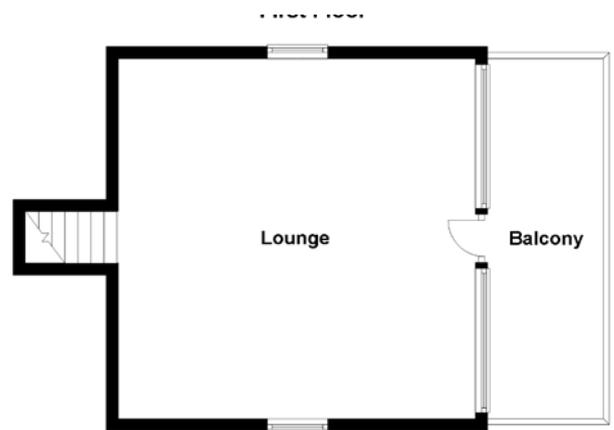
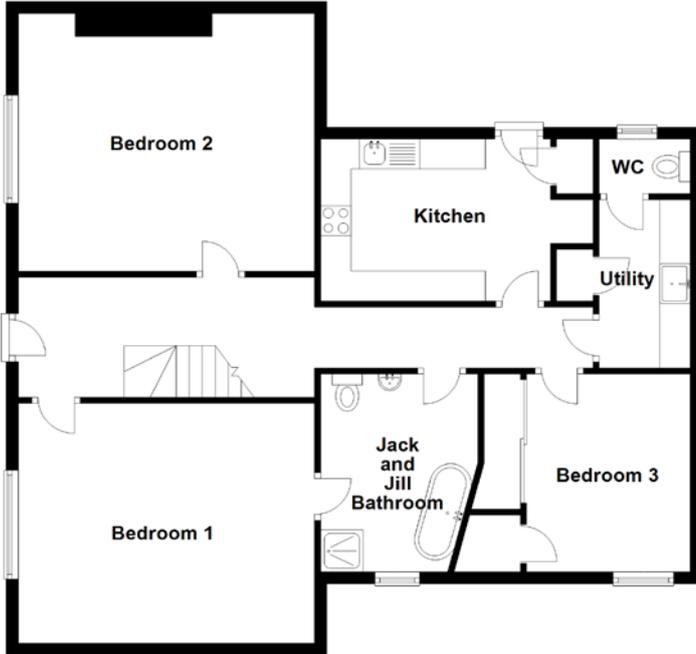
There are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway to the side providing off-street parking for several vehicles leading to the secluded rear gardens. A wooden gate provides extra privacy and security in front of the garage. The rear garden is fully enclosed and provides a safe environment for animals and children.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



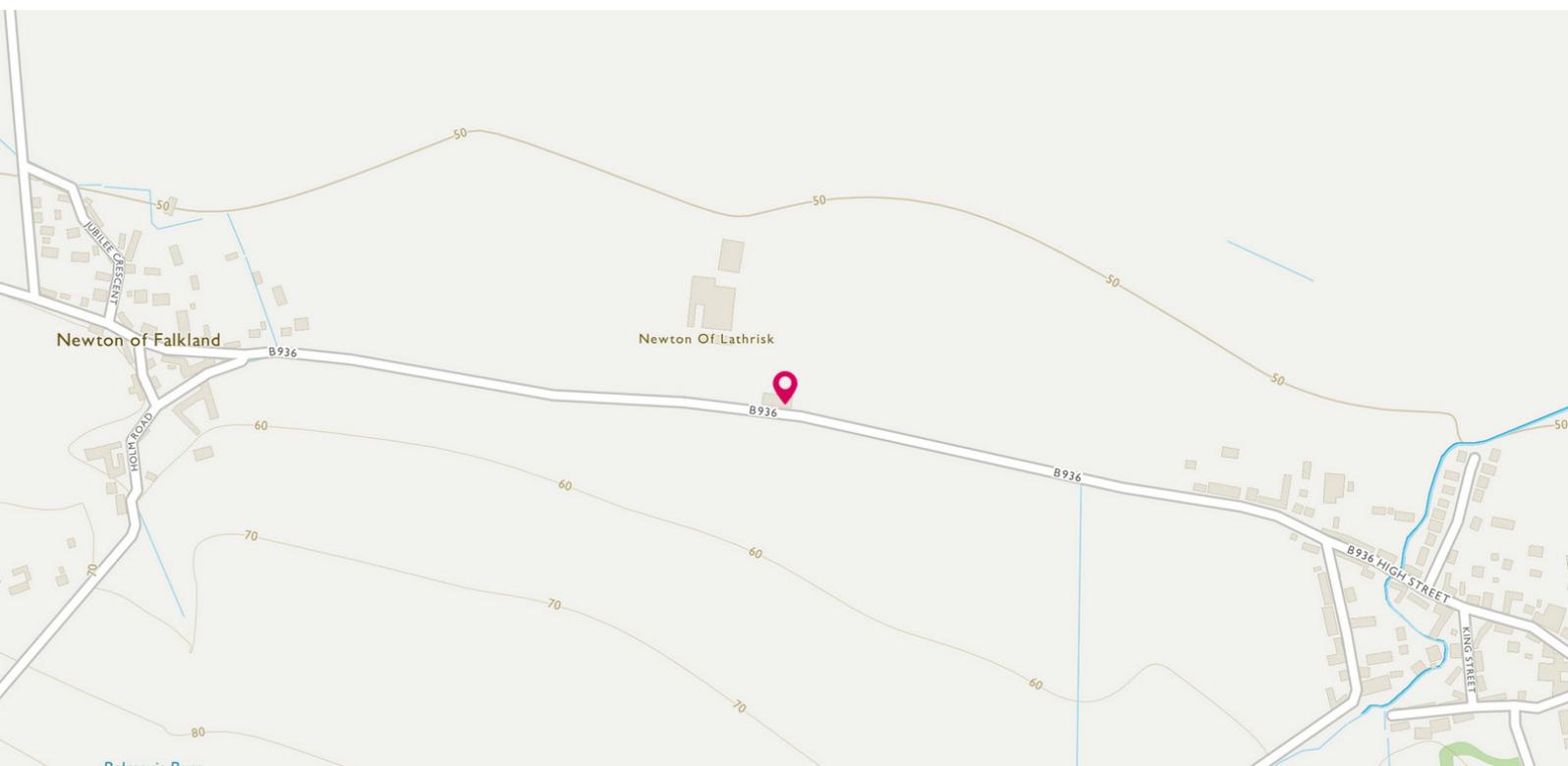
Approximate Dimensions (Taken from the widest point)

Bedroom 2	4.90m (16'1") x 4.30m (14'1")
Bedroom 1	4.90m (16'1") x 4.00m (13'1")
Bedroom 3	3.30m (10'10") x 2.70m (8'10")
Jack and Jill Bathroom	3.30m (10'10") x 2.60m (8'6")
Kitchen	3.80m (12'6") x 2.70m (8'10")
Utility	2.80m (9'2") x 1.51m (4'11")

WC	1.51m (4'11") x 0.91m (3')
Lounge	6.00m (19'8") x 5.90m (19'4")

Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



# THE LOCATION



Freuchie is one of the most picturesque villages of Fife combining historic charm with everyday modern conveniences and countryside views over the Lomond Hills.

Freuchie is a sought after village in Fife, near Falkland and at the foot of the Lomond Hills with an abundance of stunning walks and bike paths. There is easy access to local amenities including the Kingdom Shopping Centre in Glenrothes as well as Perth, Dundee and St Andrews, and for the commuter, the A92 allows swift access to Edinburgh and a rail network system leading to all parts of Fife and outlying areas.

Freuchie is centrally situated for commuting to Glenrothes, Cupar and Dundee. Local amenities include a hotel, primary school, shop, cricket club, bowling club and tavern.

**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01592 800 695

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

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.