

Braeside Cottage

IVY WALK, JUBILEE CRESCENT, NEWTON OF FALKLAND, KY15 7NQ



Lovely two-bedroom cottage, located in a popular private setting



01592 800 695



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This lovely detached bungalow is situated within a small, quiet residential setting. The property has been extremely well maintained by the current owners and is presented to the market in move-in condition.

THE LOUNGE



Internally the accommodation is in excellent decorative order and briefly comprises a welcoming entrance vestibule that leads to the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with dual aspect windows flooding the room with natural light.



THE KITCHEN



The kitchen/breakfast room has been beautifully fitted to include a good range of contemporary floor and wall mounted units.





There are two spacious double bedrooms. The rooms also have the benefit of additional free-standing furniture if required.

A contemporary three piece family bathroom with a shower over the bath completes the impressive accommodation internally.

BEDROOM 1



BEDROOM 2



THE BATHROOM

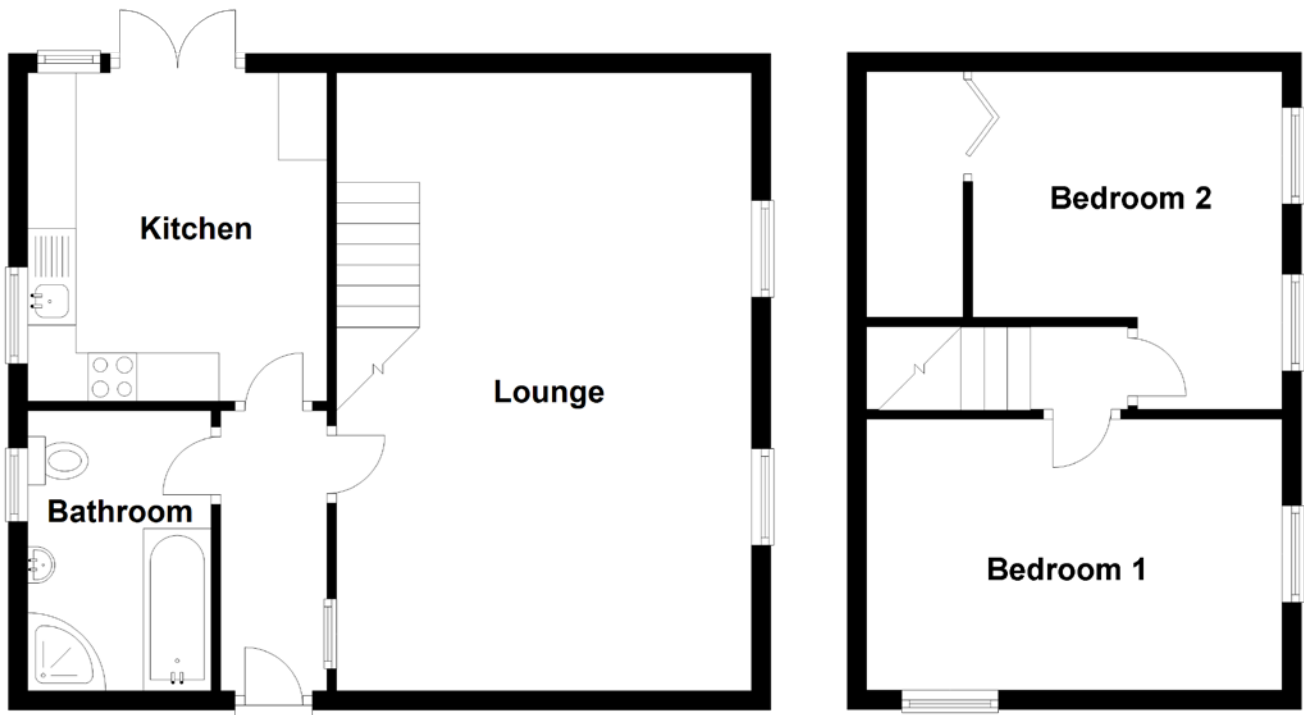


Externally, the property benefits from a well maintained rear garden, with a driveway to the side providing off-road parking for a number of vehicles. The lovely private rear gardens are mainly grassed for easy maintenance. The property further benefits from double glazing and gas central heating.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

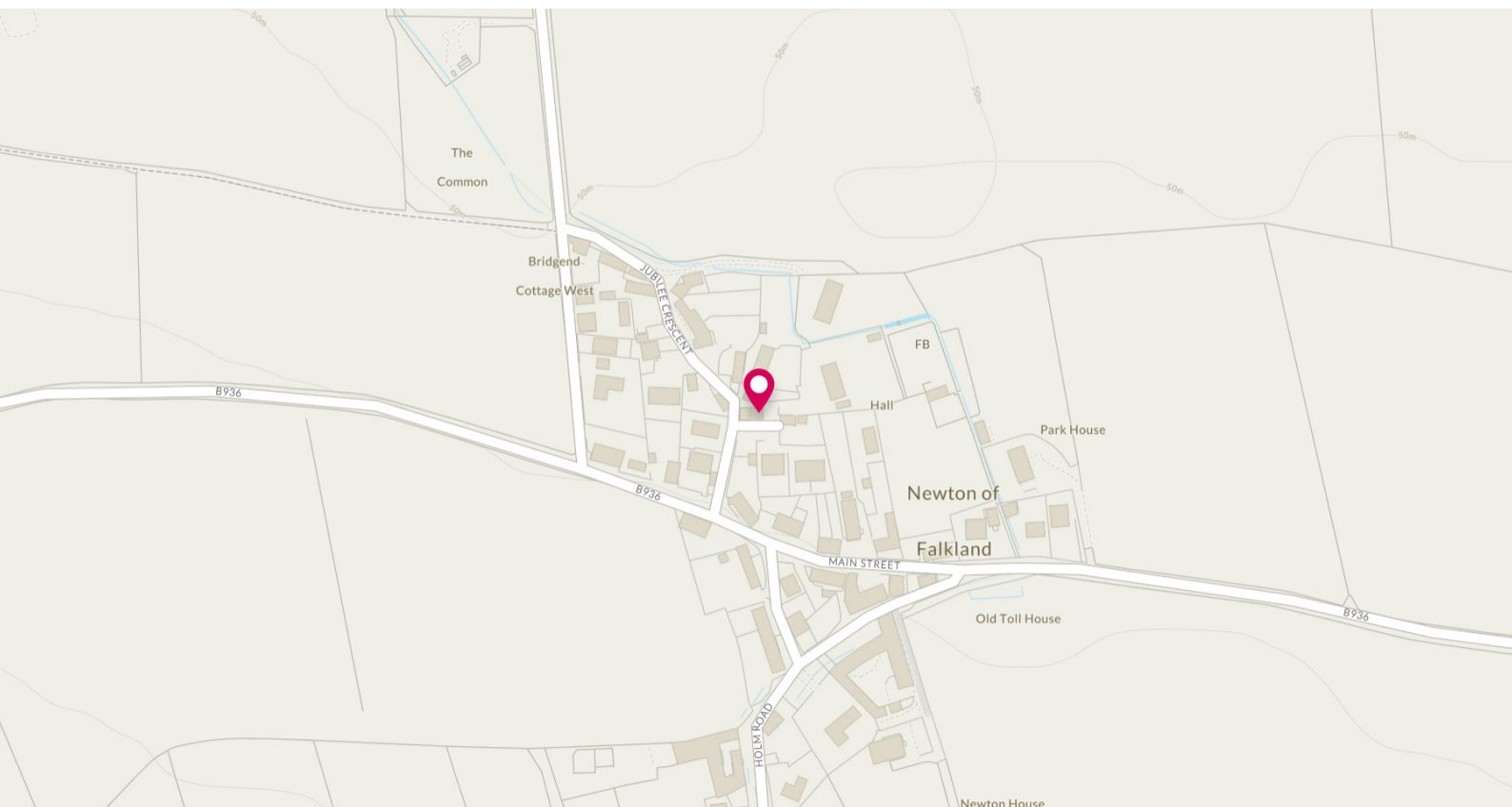


Approximate Dimensions (Taken from the widest point)

Lounge	6.40m (21') x 4.30m (14'1")
Kitchen	3.60m (11'10") x 3.20m (10'6")
Bedroom 1	4.30m (14'1") x 2.40m (7'10")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bathroom	2.90m (9'6") x 1.90m (6'3")

Gross internal floor area (m²): 75m²
EPC Rating: E

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



THE LOCATION

Newton of Falkland is an attractive small hamlet located only 1 mile outside the beautiful historic village of Falkland. Falkland is famous for both being the film location for many scenes in Outlander and the home to Falkland Palace, one of Scotland's most popular visitor attractions. Falkland offers a range of facilities including a range of pubs, hotels, coffee shops and grocery stores, as well as the renowned Pillar of Hercules organic farm shop and café. There is an off road footpath from Newton Of Falkland directly into Falkland.





Falkland itself nestles under the Lomond Hills and there are superb hill walks available right on the door step onto both East Lomond and West Lomond, as well as extensive woodland walks through the beautiful Falkland estate and Maspie Den.

Further afield is the Fife coast, with its collection of attractive fishing villages such as Anstruther and Crail. St Andrews is only a short 35min drive away and with the rugged scenery of the Angus Glens and the cities of Edinburgh, Perth and Dundee all within easy reach, this great location has plenty to offer. Special mention must be made of the location's potential for golf – there are 44 golf courses within 40min drive, including the famous Old Course at St Andrews. The Fife area is synonymous with Links golf and there are plenty of courses to choose from along the coastline, though don't forget the inland courses at The Duke's and Ladybank, as these are considered two of the very best courses in the country.

There are primary schools at either Falkland or Freuchie with secondary schooling available at the renowned Bell Baxter High School in Cupar and excellent fee-paying school of St Leonards in St Andrews.

The village is well placed for commuting to Dundee, Perth and Edinburgh along with other Fife towns and villages. The nearest train station is located at Ladybank which is only 9min drive away, and which has frequent direct services into both Edinburgh and Dundee. Distance from Glenrothes is 6 miles; Cupar 9 miles and St Andrews 19 miles. Perth 18 miles; Dundee 21 miles.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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