

# Kingarroch House

MAIN STREET, CRAIGROTHIE, CUPAR, FIFE, KY15 5QA



*Charming three-bedroom stone-built semi-detached house with large garden grounds, opportunity to extend with the correct planning permission*



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McEwan Fraser Legal are delighted to bring to the market this unique home with a panoramic view and opportunities to extend, located in the desirable hamlet of Craigothie. Within a short distance to the village of Ceres and the town centre of Cupar with excellent commuter links. The semi-detached property is set on an elevated position with delightful views offering a wealth of accommodation.

# THE LOUNGE



The ground floor consists of main door access and a spacious hallway giving access to most rooms. A lounge, dining room and kitchen. The lounge is a good size with access to the sunroom which is located to the rear. To the rear, there is also a further room currently used as an office/bedroom.

# THE SUN ROOM & OFFICE/BEDROOM



# THE DINING ROOM



The dining room with multi-fuel stove can be found at the front giving access to the family kitchen and back door. Also on the ground level is a handy WC.



# THE KITCHEN





The first floor consists of two further bedrooms with the master offering a walk-in wardrobe and the second bedroom with office/study space. The family bathroom is also located on this level and has a power shower over the bath. Generous storage can be found throughout the property.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2





The large garden is 45m x 14m at it's widest point and is laid to lawn offering a spacious private area to enjoy in those summer months. Ample on-street parking can be found at the front of the property and private parking to the rear.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

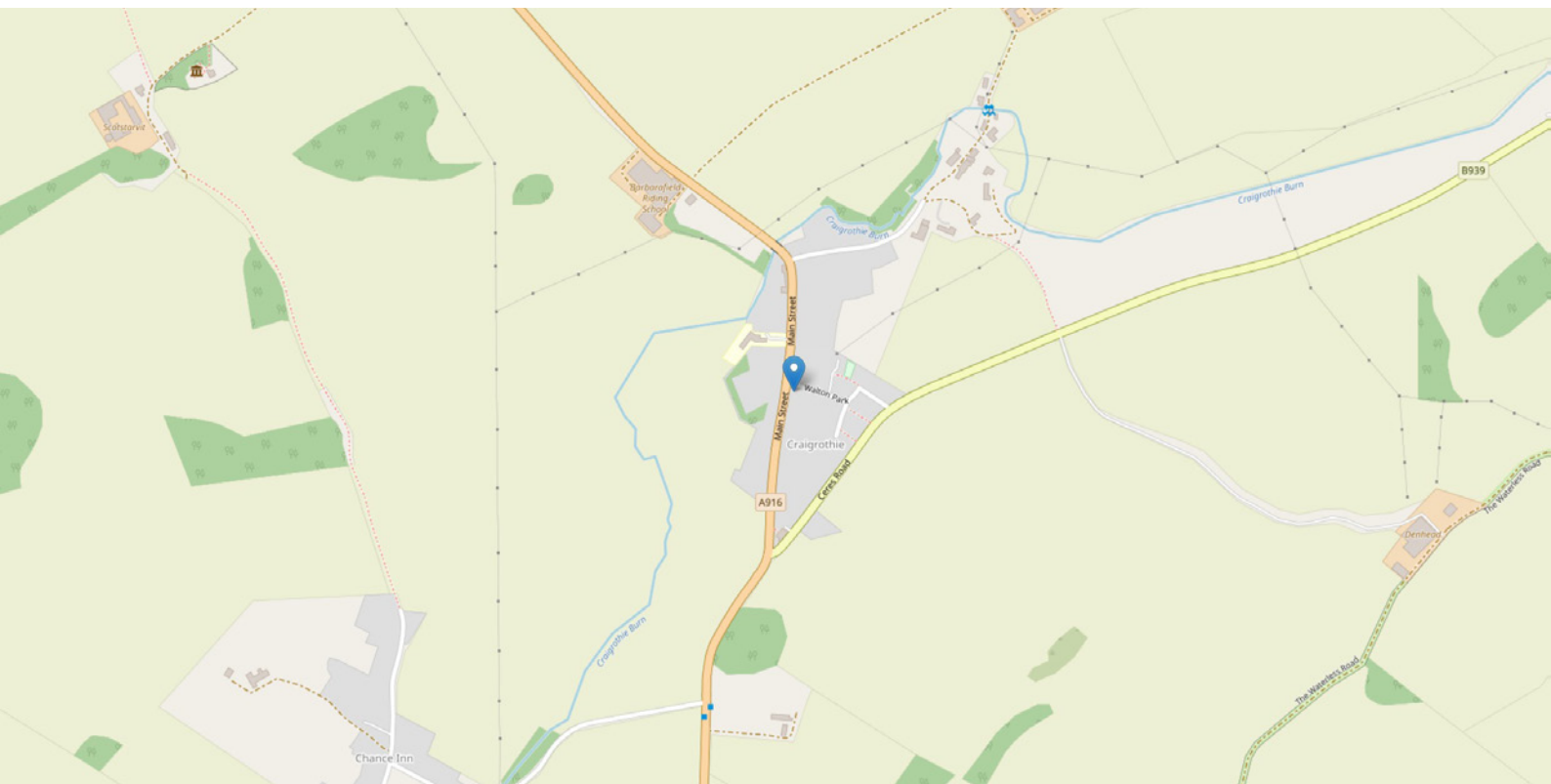
Lounge	5.40m (17'9") x 3.20m (10'6")
Sun Room	3.20m (10'6") x 2.40m (7'10")
Office/Bedroom	3.20m (10'6") x 3.10m (10'2")
Dining Room	4.30m (14'1") x 3.20m (10'6")
Kitchen	4.30m (14'1") x 2.20m (7'3")
WC	1.80m (5'11") x 1.00m (3'3")
Bedroom 1	4.70m (15'5") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.20m (10'6")

Study	3.20m (10'6") x 1.50m (4'11")
Bathroom	2.40m (7'10") x 1.90m (6'3")
Workshop	12.40m (40'8") x 5.00m (16'5")
Store	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 121m<sup>2</sup>

EPC Rating: F

Extras: Double glazing and gas central heating throughout, floor coverings, light fittings, and the stove in the kitchen.



# THE LOCATION

Craigrothie is a small hamlet 2 miles on the outskirts of Ceres. Ceres is a village located in a small glen approximately 2 miles south-east over the Ceres Moor from Cupar and 7 miles from St Andrews. This picturesque and ancient village is one of the few towns in Scotland that still has a village green. As well as being home to the Fife Folk Museum, which occupies several well-preserved buildings that date back to as early as the 17th century, it is also home to the Griselda Hill Pottery, which now produces Wemyss Ware pottery.





A year after the return of local men who had taken part in the battle of Bannockburn alongside Robert the Bruce in 1314, a village games was staged. The Ceres Games have been held annually on the last Saturday in June ever since, making them the oldest games in Scotland.

Ceres is a remarkably unspoiled and attractive village. The focus of the village is marked by the Ceres Burn and the Main Street that parallels its east bank.

The local primary school and village hall in Craighrothie are just a few minutes walk away from the house. The village hall hosts exercise classes and various village functions throughout the year.

The local high schools are Bell Baxter in Cupar and Madras College in St Andrews. Independent schools are St Leonards, Dundee High, Strathallan and Kilgraston all within driving distance.



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