




McEwan Fraser Legal
Solicitors & Estate Agents
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17 Main Street
DUNSHALT, CUPAR, KY14 7EU

THE LOCATION

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Dunshalt has a thriving community in the Howe of Fife on the B936 road just off the A91, within 1 mile (1.5km) of both Auchtermuchty & Falkland. This is an ideal rural village location for commuters travelling to Perth, Stirling, Dundee, Edinburgh, and St. Andrews.

Primary education is available in the neighbouring villages of Falkland & Auchtermuchty with Secondary education available at Bell Baxter High School in Cupar.

Within the village of Dunshalt and walking distance, there is a good selection of local amenities being a thriving well stocked Community owned Shop & Café, a Village Hall run by a strong Community Council and a play park with an adjacent community herb garden. Further retail opportunities, churches, public houses, coffee shops and restaurants are available in Falkland & Auchtermuchty just 1 mile (1.5km) away. The village is surrounded by stunning rolling countryside making Dunshalt a most desirable rural retreat yet within easy reach of major towns.



17 MAIN STREET

DUNSHALT, CUPAR, KY14 7EU

We are delighted to offer to the market this superb, two-bedroom, semi-detached cottage, situated within a desirable rural residential area. Room dimensions are generous, and the accommodation has been arranged to offer a high level of flexibility and individuality.

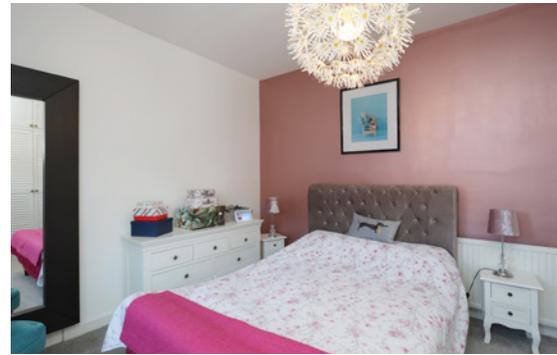
Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises; a hallway entrance with access to all rooms on one level. The immediately impressive lounge has a large picture window, a log burner, and an open outlook to the front aspect, flooding the room with natural light. Bedroom two is located off the lounge and is double in size overlooking the west facing rear garden. The master is at the front of the property and offers ample space for fixed storage & free-standing furniture. A contemporary fully wet walled fitted three-piece shower room lays just off the hallway.

The kitchen/dining area is fitted with a quality design and includes a good range of floor and wall-mounted units with a spacious worktop, providing a stylish and efficient workspace, fitted with integrated appliances double oven, hob, dishwasher & washing machine. The spacious dining area gives access to the lovely sunroom which offers beautiful views across the garden & countryside.

There are well-tended landscaped and established front and rear gardens. To the front of the property there is an easily maintained private garden. The rear garden is fully enclosed and includes raised beds, a wildlife pond, a fixed Greenhouse, and a superior Garden Room fitted with a log burner offering breathtaking views across Fife and the Lomond Hills.

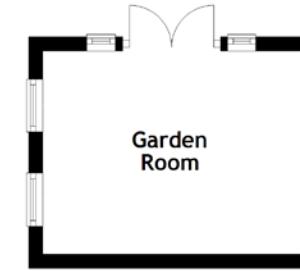
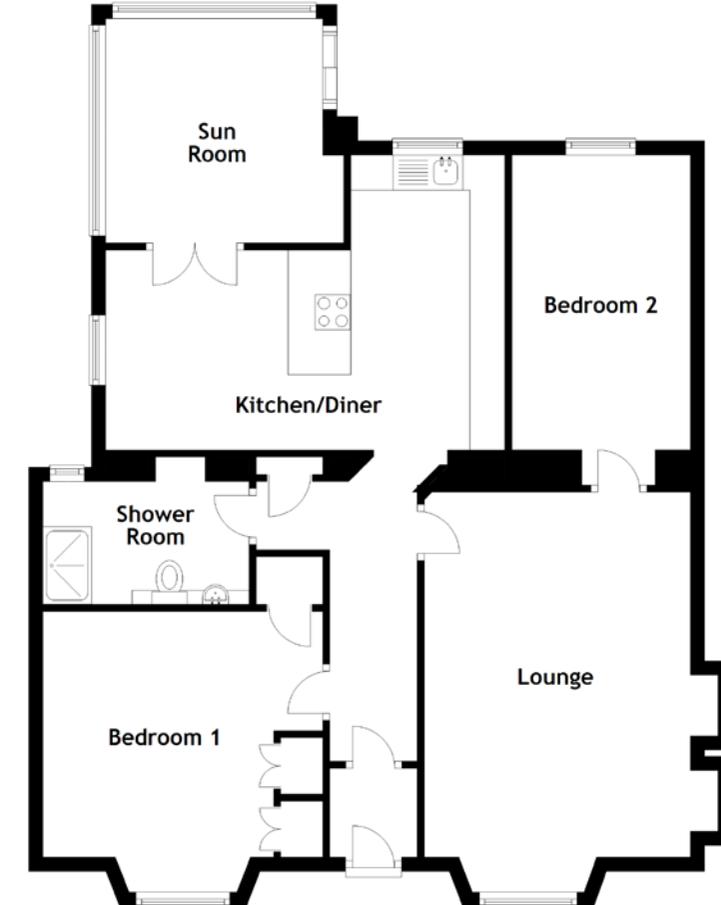
The high specifications of this family home also benefit from double glazing and gas central heating throughout. This larger-than-average plot allows scope for extending after gaining the correct planning permission. Viewing is highly recommended to appreciate this home on offer.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

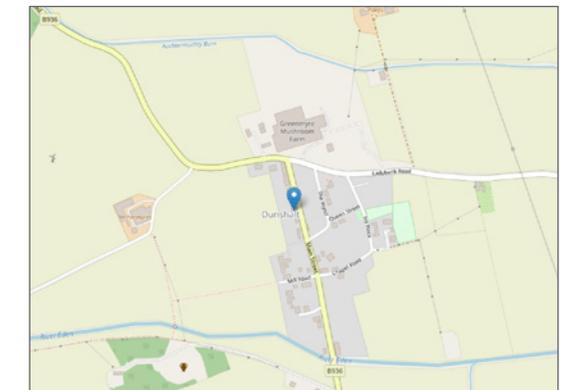


Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.80m (12'6")
Kitchen/Diner	5.70m (18'8") x 4.20m (13'9")
Sun Room	3.40m (11'2") x 3.20m (10'6")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	4.70m (15'5") x 2.55m (8'4")
Shower Room	2.95m (9'8") x 1.75m (5'9")
Garden Room	3.70m (12'2") x 2.90m (9'6")

Gross internal floor area (m²): 86m²
EPC Rating: D

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






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**Part
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