




Solicitors & Estate Agents
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9 South Maltings

NEWTON OF FALKLAND, FIFE, KY15 7QT



Newton of Falkland

FIFE, KY15 7QT

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.





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9 South Maltings is a delightful terraced property in the conversion of the old Bonthrones distillery, which was operational from the 1600s through to the 1950s. The property is located, along with 5 other homes, around a sheltered courtyard which is south and west facing and has a superb outlook directly onto East Lomond Hill.

The property offers extensive accommodation over 3 levels and would be attractive to a wide range of purchasers. Currently it is operating as a very successful holiday rental with over 50% occupancy per annum, so it could be particularly attractive to investors or those interested in a superbly located holiday home. The accommodation is very flexible, with the potential for two home offices on the ground and first floors, so would also be ideal for professionals looking to ensure they had a flexible 'working from home' setup. The current owner runs a professional glass studio from the ground floor workshop and studio, so it could also be very attractive to someone looking to run a business from home that needed studio or workshop space.

The accommodation is well proportioned and beautifully finished throughout. In summary, the accommodation is as follows:

Ground floor

The property is entered through the front door into a large entrance hall. Off from this is a rear hall gaining access to the workshop/garage, bedroom 4/studio and utility room. Under stairs storage.

1st Floor

The first floor contains a delightful full width lounge\dining room, with a feature electric stove and oak surround. In addition, there is a well-appointed breakfasting kitchen, study/bedroom 5 and WC. Both the kitchen and study/bedroom 5 have lovely views out over the courtyard onto East Lomond hill.

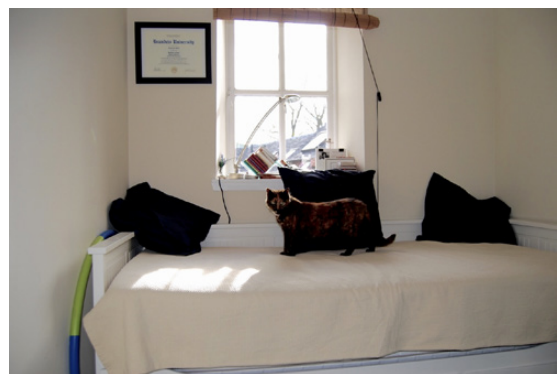
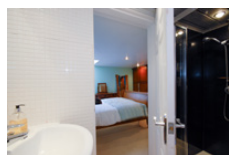
2nd Floor

The top floor contains a spacious master bedroom with ensuite and large 2nd double bedroom with built in wardrobes. Both these rooms benefit from east facing velux skylights making them delightfully light and airy as they catch the morning sun.

In addition, there is an ample sized 3rd double bedroom with a large walk in cupboard that could have potential for conversion to an en-suite if desired, and a family bathroom complete with jacuzzi bath and power shower.

Externally, there is a patio area suitable for a BBQ and table & chairs, as well as monoblock driveway that can accommodate 2 cars.





Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor
 Bedroom 4 4.70m (15'5") x 3.51m (11'6")
 Utility 3.33m (10'11") x 2.34m (7'8")

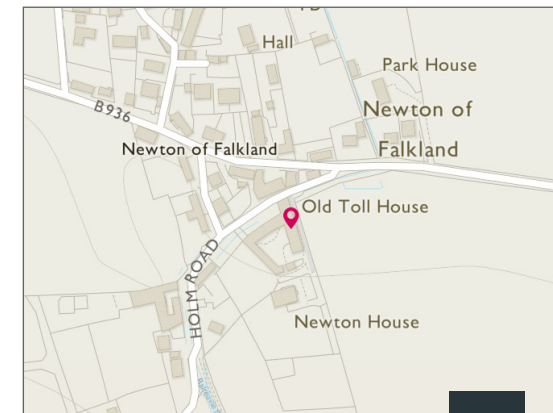
First Floor
 Lounge/Diner 7.34m (24'1") x 3.63m (11'11")
 Kitchen 3.73m (12'3") x 3.02m (9'11")
 Study/Bedroom 5 2.69m (8'10") x 2.24m (7'4")

Second Floor
 Bedroom 1 4.04m (13'3") x 3.68m (12'1")
 Bedroom 2 3.71m (12'2") x 3.33m (10'11")
 Bedroom 3 3.15m (10'4") x 2.64m (8'8")

Gross internal floor area (m²): 155m²

EPC Rating: C

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





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