

# Rose Cottage

HIGH STREET, CUPAR, FREUCHIE, FIFE, KY15 7EL



*Traditional stone-built cottage under slate roof with solar panels. Converted garage to form a delightful Artists studio and a cosy log-burning stove.*



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Welcome to Rose Cottage, where charm meets comfort in every corner. As pretty as its name suggests, this delightful home is sure to capture your heart from the moment you arrive. Step through the bright yellow door and be welcomed into a world of warmth and character.

# THE LOUNGE



The ground floor of Rose Cottage invites you to unwind in the cosy lounge, complete with a log-burning stove – perfect for chilly evenings and creating a comfortable ambience.



# THE KITCHEN



The adjoining kitchen and bathroom offer modern convenience without compromising on the cottage's traditional charm. A bathroom and a bedroom on the ground floor provides convenient single-level living.





# BEDROOM 3





# THE BATHROOM



Two further bedrooms and a toilet and wash hand basin await you upstairs, offering plenty of space for family or guests.





# BEDROOM 1





# BEDROOM 2





# THE STUDIO



But that's not all – Rose Cottage boasts a unique feature that sets it apart from the rest. The garage has been lovingly converted into a studio, boasting good insulation, ample natural light, and electricity. Whether you're an artist seeking inspiration or a remote worker in need of a quiet retreat, this versatile space offers endless possibilities.



Outside, you'll find space to park a car, along with a small patio and garden – the perfect spot for enjoying your morning coffee or hosting a summer barbecue. Situated in the heart of the community, Rose Cottage offers all the benefits of village life, with shops, schools, and amenities just a stone's throw away.

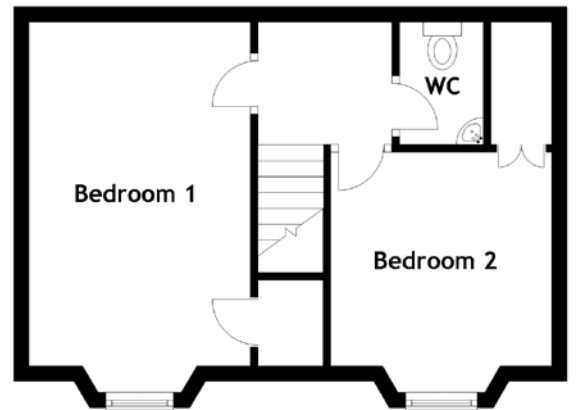
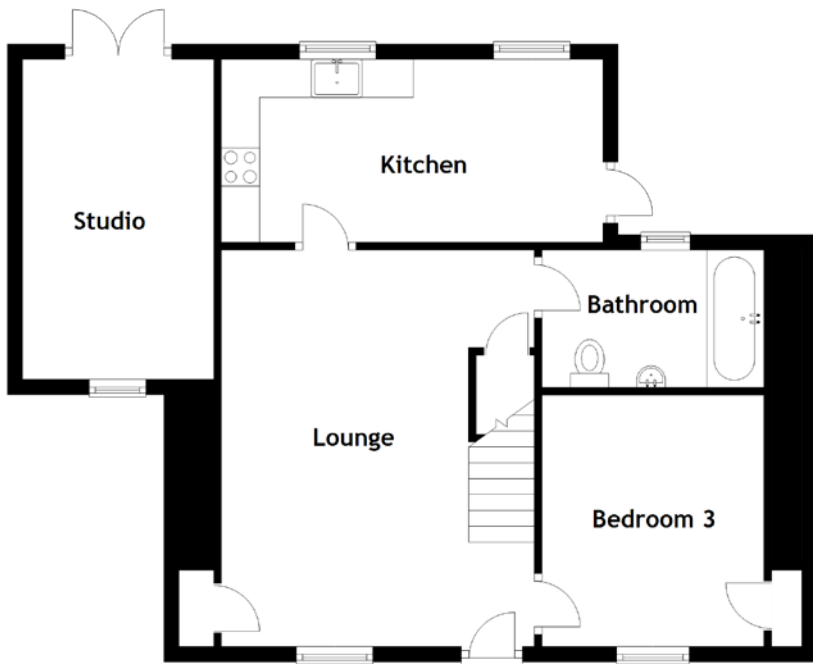
With its traditional cottage features and modern comforts, Rose Cottage is more than just a home – don't miss your chance to make it yours – schedule a viewing today and experience the magic of Rose Cottage for yourself.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

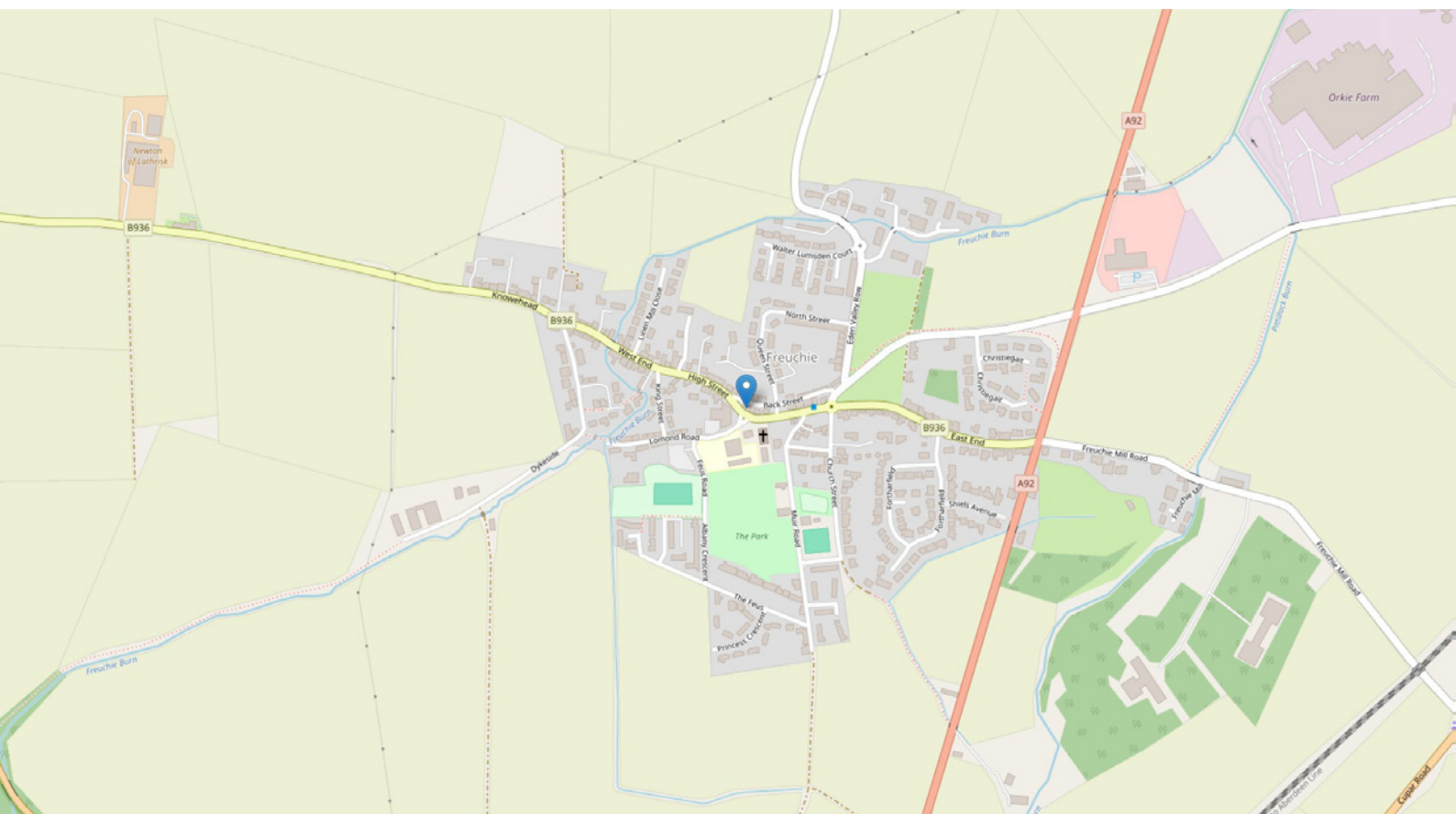


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.10m (13'5")
Kitchen	5.00m (16'5") x 2.40m (7'10")
Bedroom 3	3.40m (11'2") x 2.91m (9'7")
Bathroom	2.90m (9'6") x 1.80m (5'11")

Bedroom 1	4.50m (14'9") x 2.90m (9'6")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
WC	1.60m (5'3") x 1.10m (3'7")
Studio	4.20m (13'9") x 2.50m (8'3")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

Nestled in the picturesque countryside near Cupar lies the charming village of Freuchie, a hidden gem waiting to be discovered. With its idyllic setting and welcoming community, Freuchie offers the perfect blend of rural tranquillity and modern convenience.

Surrounded by rolling green fields and gentle hills, Freuchie is a paradise for nature lovers and outdoor enthusiasts. From leisurely walks along scenic country lanes to invigorating hikes in the nearby Lomond Hills Regional Park, there's no shortage of opportunities to explore the great outdoors.







History buffs will delight in Freuchie's rich heritage, with its historic landmarks and architectural treasures. Explore the ruins of ancient castles, wander through quaint stone cottages, and immerse yourself in the fascinating stories of the past.

Despite its rural setting, Freuchie is just a short drive away from the bustling town of Cupar, where residents can find an array of amenities, including shops, restaurants, and leisure facilities. With excellent transport links to nearby cities such as Dundee and St. Andrews, Freuchie offers the perfect balance of rural charm and urban convenience.

Whether you're seeking a peaceful retreat to call home or a scenic getaway for a weekend escape, Freuchie welcomes you with open arms. Discover the beauty and charm of this hidden gem and experience the magic of village life near Cupar.



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