

BALMALCOLM
CUPAR

THE COTTAGE

KY15 7TJ



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This End terraced Cottage is set within the village of Balmalcolm and has the advantage of a driveway with turning area to rear and garage with off street parking for multiple vehicles. The property has been extended and upgraded to offer a lovely home with many character features.



The accommodation comprises of reception hallway with slate floor, access through to the open plan lounge, dining room, which has a slate floor, multi-fuel burning stove and patio doors on to the rear gardens. There is a feature atrium ceiling with exposed beams. The kitchen is open plan to the lounge and has a breakfast bar in position. Storage is provided by modern oak floor and wall mounted units with oak work surface areas, inset Belfast sink, built in Leisure multi fuel range cooker, integrated washing machine, dishwasher and fridge. The inner hallway provides access to the bathroom which has twin shower above the bath. There are two double bedrooms, both with feature fireplaces.







EPC:tbc

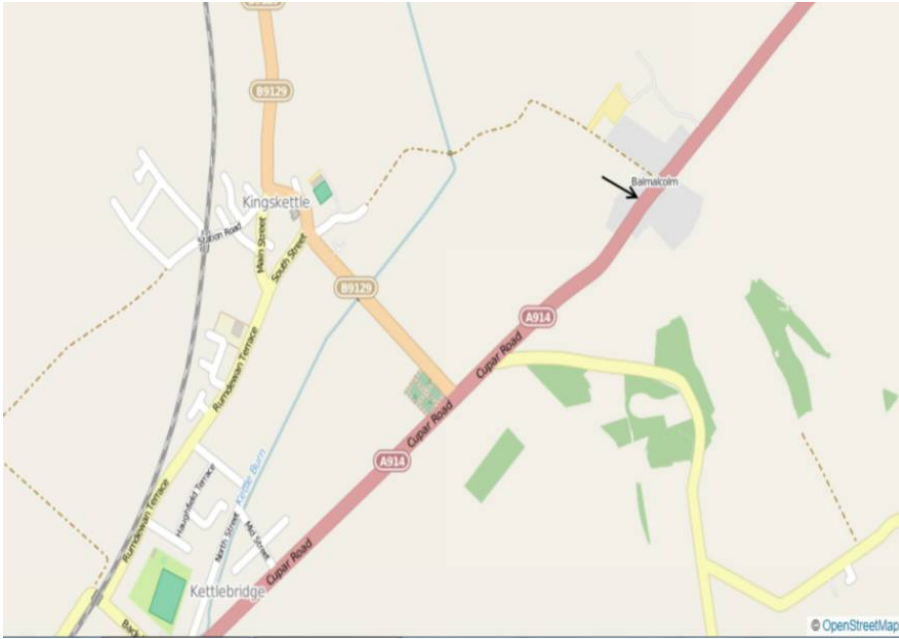
**Viewing:By Appointment Pagan
Osborne Cupar 01334 656525**

Council tax band:B

There is oil central heating with smart rad fan radiators, complemented by a multi fuel burning stove and double glazing throughout. The gardens to the rear are fully enclosed, there is a lengthy driveway with turning area for off street parking for multiple vehicles, which leads to the garage. The Garage has power. The rear gardens have a decking area and lawn sections with open outlooks to the rear. Internal viewing is highly recommended to fully appreciate the layout and many fine features on offer within this property and an appointment to view can be made by contacting Pagan Osborne.

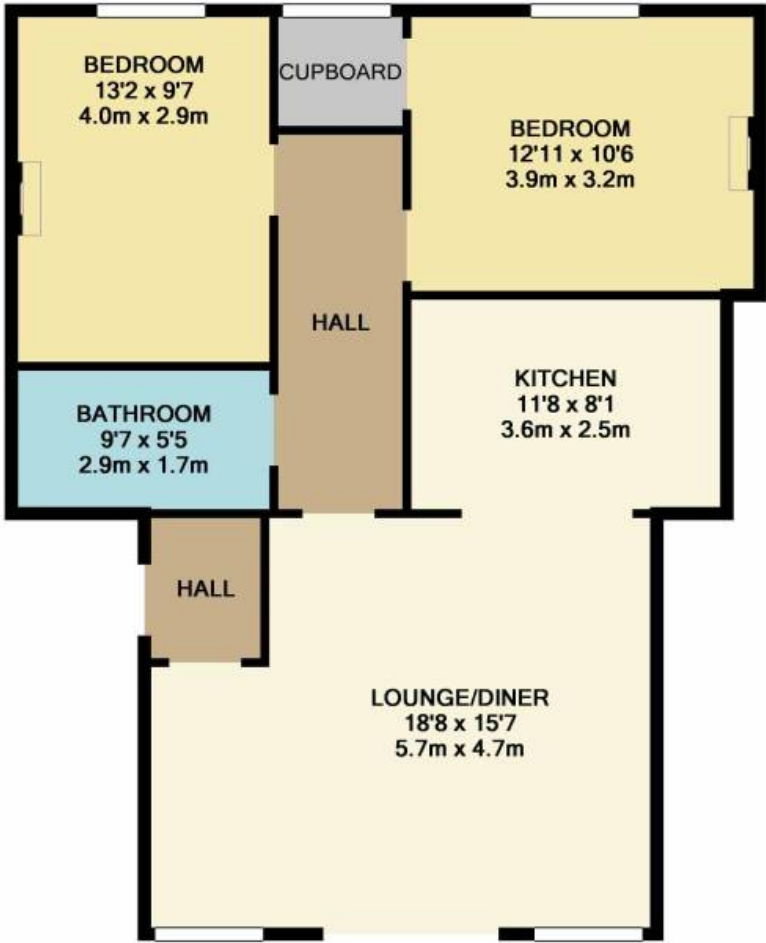
There is a regular bus service from Balmalcolm into Cupar where there is a wide range of facilities and amenities, such a primary, secondary and further education. There are two golf courses, leisure centre with swimming pool and Rugby Club. There is good range of local shopping and a super store. For the commuter there is a railway station and bus service which connects the area to Dundee, Perth, St Andrews, Edinburgh and Glasgow.





Travel Directions

From Pagan Osborne office in Cross Gate, travel along the street and at the junction with South Bridge, turn right and head out of town. Keep on this road and travel through Pitlessie. On entering Balmalcolm, Muddy Boot is on the left hand side and the cottage is on the right, between 2 bus stops as indicated by our For Sale Board.



TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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