



East Byers Cottage

East Byers Cottage, Balmerino, Newport-on-Tay, Fife

Galbraith

Charming rural detached cottage with stunning views across the River Tay



Cupar 7 miles

Dundee 5 miles

St Andrews 13 miles



2



1



1

1 reception room. 2 bedrooms.

Large rear garden.

Views across the River Tay and beyond.

Highly accessible location ideal for commuting

Offers Over £235,000

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SITUATION

East Byres Cottage is a one storey detached cottage built of white painted stone under a tiled roof. It sits in a peaceful location beside two other cottages, half a mile from the hamlet of Balmerino in rolling arable and wooded countryside. Newport on Tay is a short drive away with a thriving high street with independent shops. The County Town of Cupar lies 7 miles to the north with supermarkets and local amenities, and 5 miles away across the Tay Bridge, Dundee offers all the cultural and retail advantages of a small city.

East Byers is ideally placed to offer all sorts of sporting amenities, with St Andrews, the Home of Golf, 13 miles away, as well as many other local golf courses. Opportunities for walks and rambles abound with the Fife Coastal Path a short walk away. Primary schools can be found in Gauldry and Newport with secondary schools in St Andrews and Cupar, and private education is available at Dundee High School, and at St Leonards in St Andrews.

DESCRIPTION

East Byers Cottage sits just outside Balmerino beside a small quiet road. There is a generous area of parking to the east side of the property. The cottage opens into a small entrance hall giving access to one of the bedrooms, bathroom, then into the sitting room from which there is a utility room off. The sitting room has wood burning stove and a door leads from here into the second bedroom. A further door leads from the sitting room into the kitchen which has a Rangemaster cooker. Access to the rear garden is from the kitchen through a half glazed stable door

ACCOMMODATION

Ground Floor: Entrance hall, sitting room, utility room, two bedrooms, bathroom, kitchen.



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GARDEN

The large rear garden is laid out in lawn, bordered with shrubs and has spectacular views down across the fields to the River Tay and over to the Angus hills. On the east side is a small garden with an area for parking. The front of the property is mainly lawned.

FLOOD RISK

Flood maps of the area can be viewed at
<https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From the A92, follow signs for Balmerino on the B946 for 1.3 miles. Turn left at the sign for Gauldry and after a mile, bear right towards Balmerino. Follow this road passing the signs for Kirkton of Balmerino and then Balmerino for approximately 2 miles, East Byres Cottage is the first cottage on the right.

POST CODE

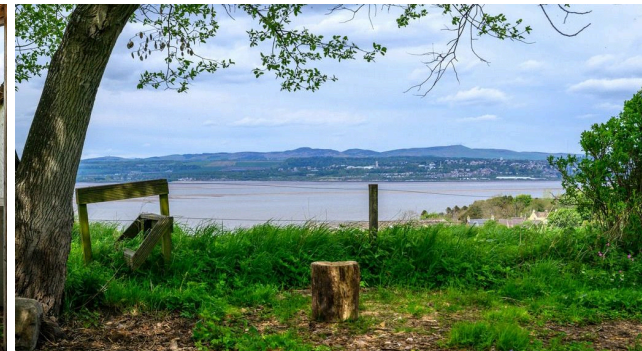
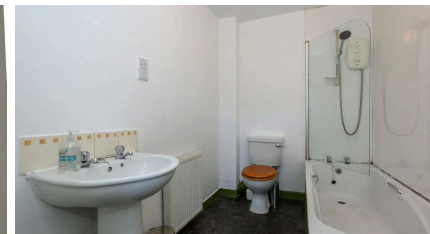
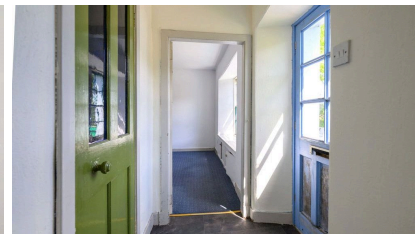
DD6 8SB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
[coders.comedians.daffodils](https://www.what3words.com/coders.comedians.daffodils)

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.





IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 05/05/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



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Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



Listing
N/A

Tenure
Freehold

Local Authority
Fife Council

Council Tax
C

EPC
E



Services

Water
Mains

Electricity
Mains

Drainage
Mains

Central Heating
Oil

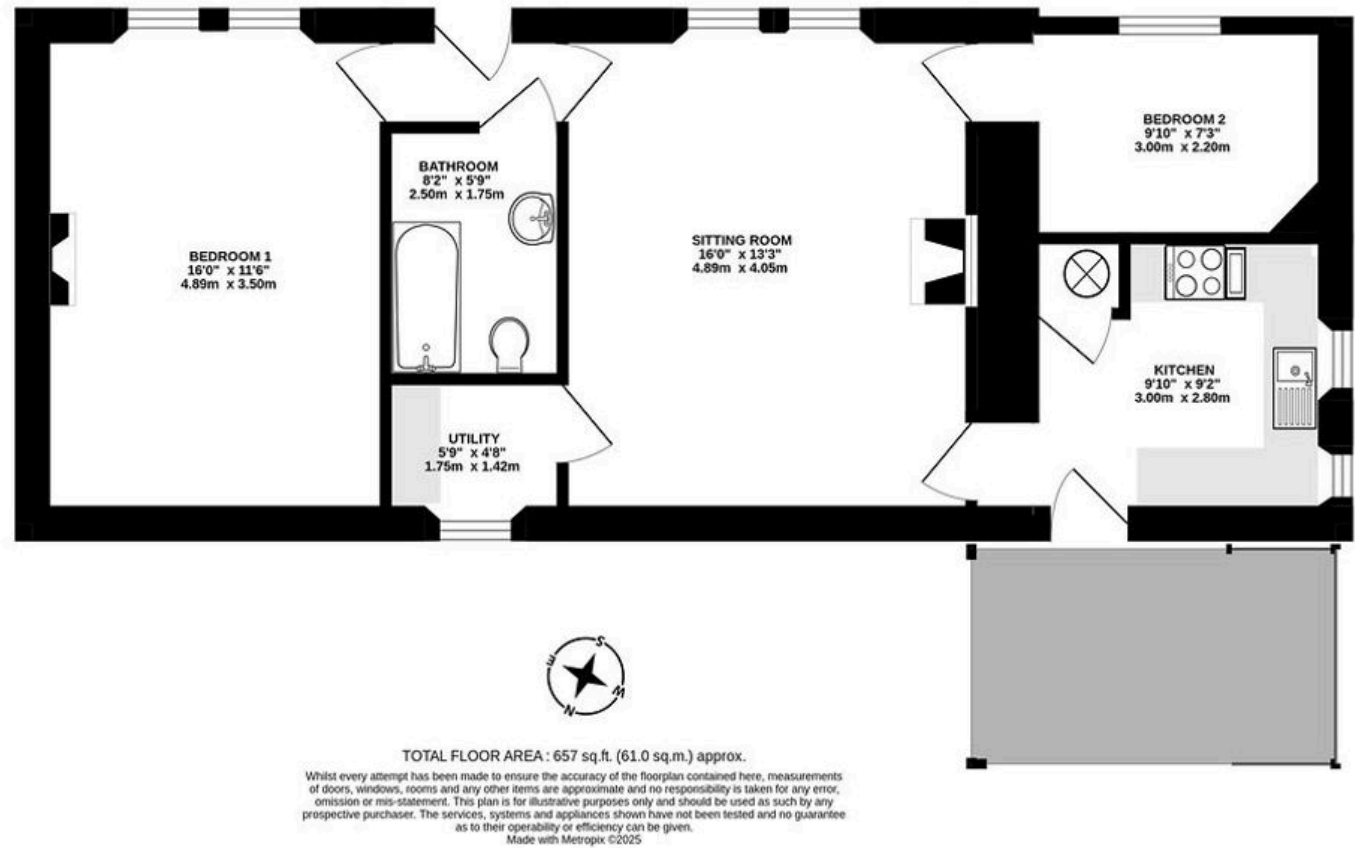
Internet
FTTC



Additional Information

Plans

Total Area: 61.0 sq m



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Galbraith