



Galbraith

3 WOODBURNE
CERES, CUPAR, FIFE



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Spacious house with separate annexe in a lovely semi-rural situation

Cupar 4 miles ■ St. Andrews 9 miles ■ Dundee 16 miles

Offers Over £475,000

- 2 reception rooms. 5 bedrooms (1 en suite). 1 bathroom. WC.
- Useful 1 bedroom annexe
- South-facing terraces with lovely aspects over surrounding countryside.
- Detached garage building.
- Monoblock driveway and parking areas.
- Excellent storage.

Galbraith

Cupar
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SITUATION

3 Woodburne is situated in an elevated site with countryside views on the edge of the sought after village of Ceres in Fife. Ceres is a sought-after conservation village, which has a thriving village community and provides a good range of shops, services and amenities including a primary school. A wider offering of facilities is on hand just a five-minute drive to the north in Cupar, Fife's bustling county market town. Furthermore, to the east lies the ancient and historic university town of St Andrews which offers a wonderful cosmopolitan mix of shops, restaurants, facilities and is famously renowned world-wide as the home of golf. To the north, both Dundee and Perth are well within comfortable driving distance and provide all key city amenities, with Edinburgh less than a one-hour drive to the south. State schooling is available locally with private schooling provided at St. Leonards in St. Andrews and the High School of Dundee in Dundee. There are railway stations in Cupar, Leuchars, Markinch and Ladybank with Edinburgh Airport no more than forty-five minutes to the south. The busy regional airport at Dundee offers a good selection of short-haul flights.

The village stands in glorious rolling Fife countryside which is home to an array of wildlife and, for the outdoor enthusiast, offers access to a wide range of recreational pursuits including; walking, cycling, riding and golf, with many highly rated golf courses within easy reach including Lundin Links, Elie and the many fine courses in and around St. Andrews, where the Old Course is regular host to the British Open.

DESCRIPTION

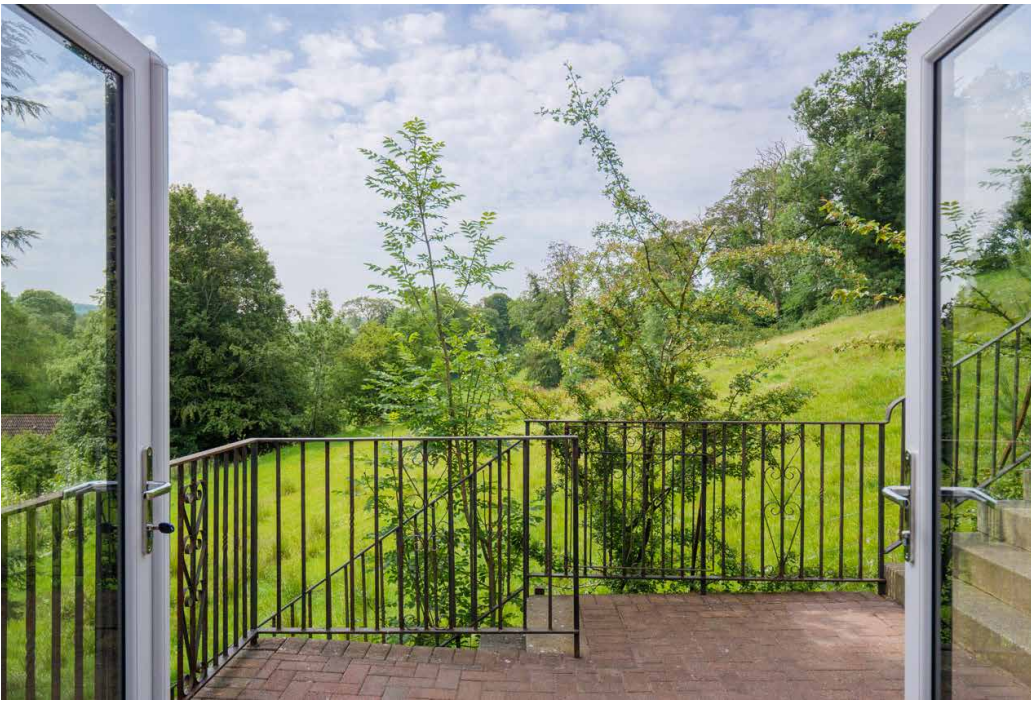
3 Woodburne is a bespoke designed modernised house constructed in the 1990s and is of rendered walls under a series of red tiled roofs offering accommodation over three levels extending to circa 250 sqm (including the annexe).

An entrance vestibule leads to a spacious split-level hall at the heart of the house with doors off to a living room, dining kitchen, back hall and two bedrooms. Glazed doors open out from the living room and dining kitchen to split level terraces, which enjoy lovely views out over the surrounding countryside. The house can also be approached from the north by a back hall with a door off to a utility room with a WC.

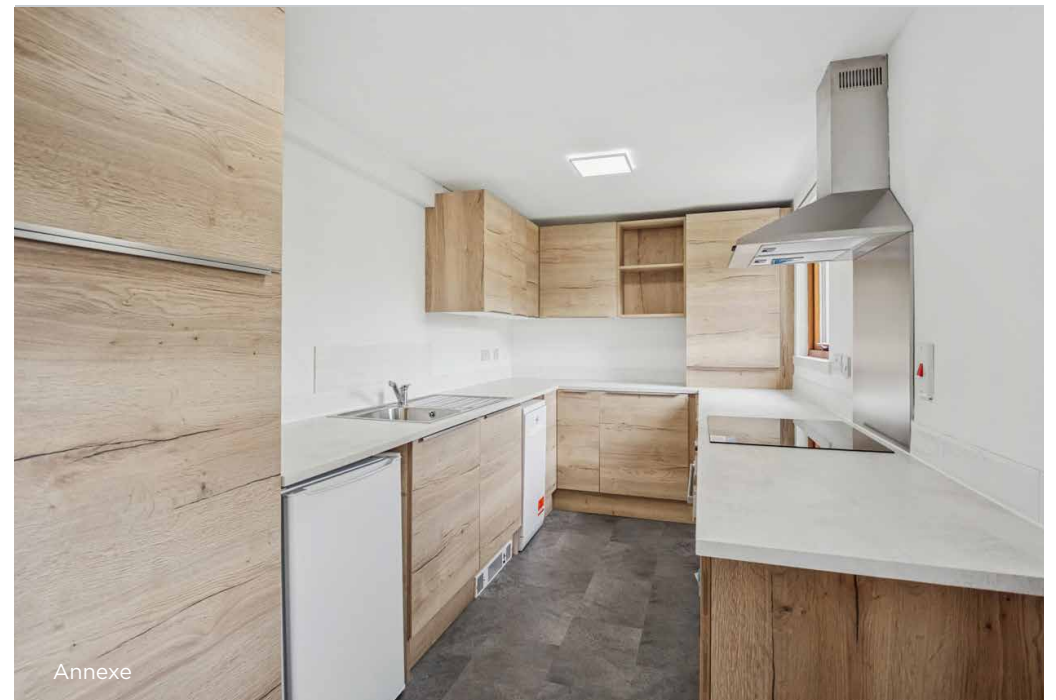
The bedroom accommodation on the first floor offers a spacious principal bedroom with an en suite shower room as well as two further bedrooms and a family bathroom.

Approached by external steps from the monoblock parking area to the east side of the house is a useful annexe offering a kitchen, living room and bedroom with en suite shower room.









ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall/Stair, Living Room, Two Bedrooms, Kitchen/Dining Room, Rear Vestibule/Boot Room and Utility Room/W.C.

First Floor: Landing, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms and Family Bathroom.

Lower ground Floor: Annexe with Kitchen, Living Room, Bedroom and En-Suite Shower Room.

GARDEN AND GROUNDS

There are private gardens to the front, sides and rear, with a monoblocked driveway for off-street parking. The split level garden is largely laid to grass with areas of shrubs and mature trees as well as south-facing terraced areas off the kitchen and living room, which enjoy lovely aspects over the neighbouring countryside.

There is a double detached garage which is split over two levels. The garage is built of render block construction under a pitched tiled roof with electronically operated “up and over” door providing vehicular access and there is also a side entrance. In addition, there is a staircase leading to an attic area. The garage also benefits from light and power and there are sixteen solar panels, which feed the main property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains gas	Band G	C	Fibre to the cabinet	YES

FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Shared driveway between number 3, 5 and number 23.

DIRECTIONS

From the centre of Ceres take the turning signposted for Lundin Links and Largo into South Croftdyke and continue for a short distance before turning right into Woodburne. Continue up the hill taking the left fork in the road where 3 Woodburne is situated on the left handside.

POST CODE

KY15 5PY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
///regretted.shins.geology

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

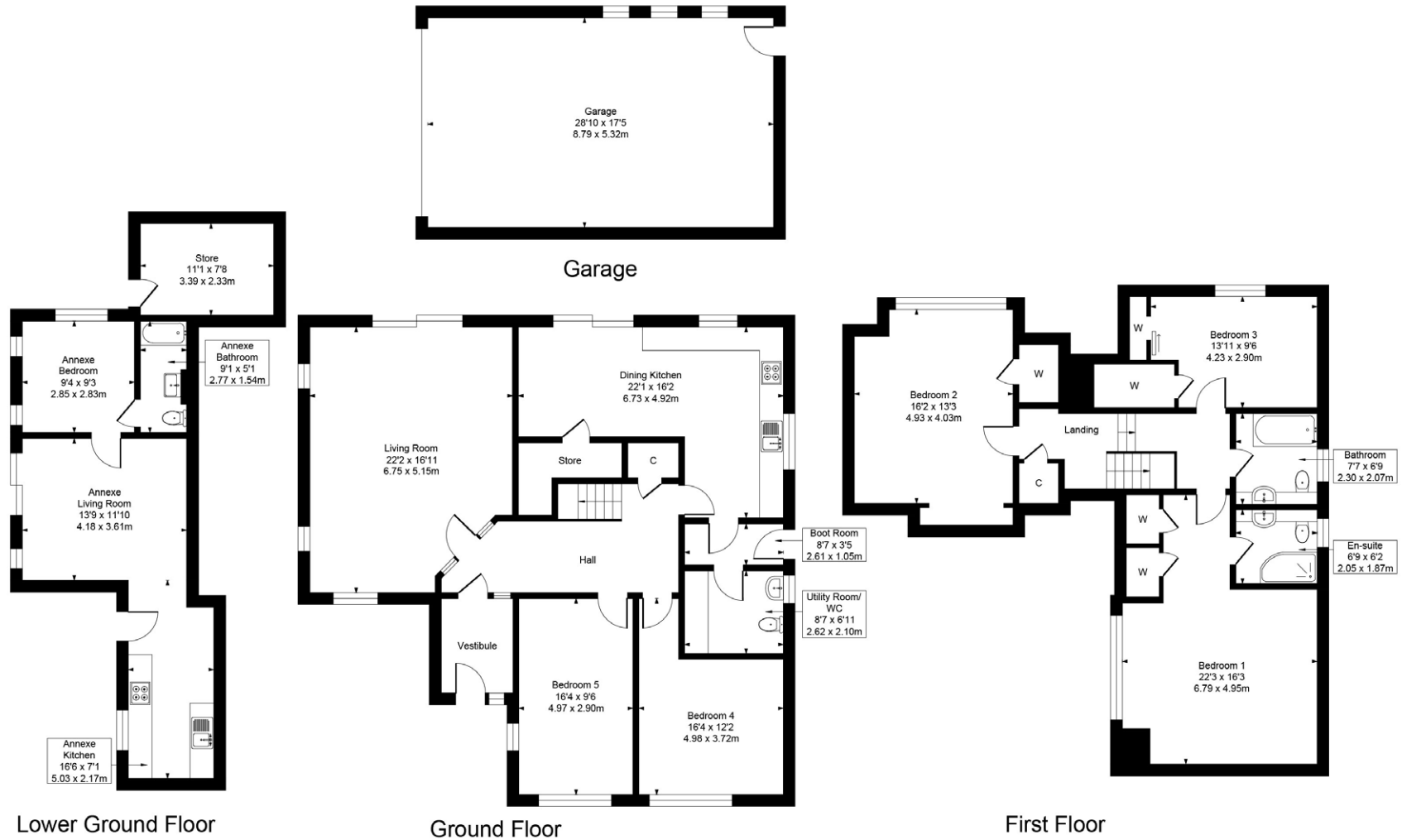




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Approximate Gross Internal Floor Area 3250 sq. ft / 301.90 sq. m



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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. 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

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 July 2025.



An aerial photograph showing a residential development nestled in a lush green landscape. The development consists of several houses with red-tiled roofs, some with solar panels, and a central area with a swimming pool. The houses are surrounded by dense trees and greenery. In the background, there are rolling hills and fields, some of which are yellow, suggesting a harvest season. A white rectangular box with the word "Galbraith" in blue text is superimposed over the middle of the image, with a thin white line pointing down to a specific house in the development.

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PLEASE RECYCLE