



West Byres Cottage

Balmerino | Newport-on-Tay | Fife

Galbraith

Charming cottage with views across the River Tay and beyond



Cupar 7 miles | Dundee 9 miles | St. Andrews 13 miles
(All distances are approximate)

1 reception room, 3 bedrooms, sitting room, kitchen, bathroom, utility area.

Large rear garden.

Garden views across the River Tay to the Angus hills.

Highly accessible location ideal for commuting.

Offers Over £250,000

SITUATION

West 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 9 miles away across the Tay Bridge Dundee offers all the cultural and retail advantages of a small city.

West Byres 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.

ACCOMMODATION

Ground Floor: Sitting Room, Bedroom/Dining Room, Two Further Bedrooms, Bathroom, Kitchen and Utility Area.

GARDEN

The rear garden is largely laid out in grass bordered with hedging and there are spectacular views down across the fields to the River Tay and over to the Angus hills. On the east side is a private parking area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil	Band C	E	FTTC	YES

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 past the signs for Kirkton of Balmerino and then Balmerino. After passing the junction for Balmerino Abbey (and two white cottages) turn right onto a private farm track, where West Byres Cottage is situated on the right handside.





POST CODE

DD6 8SB

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

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

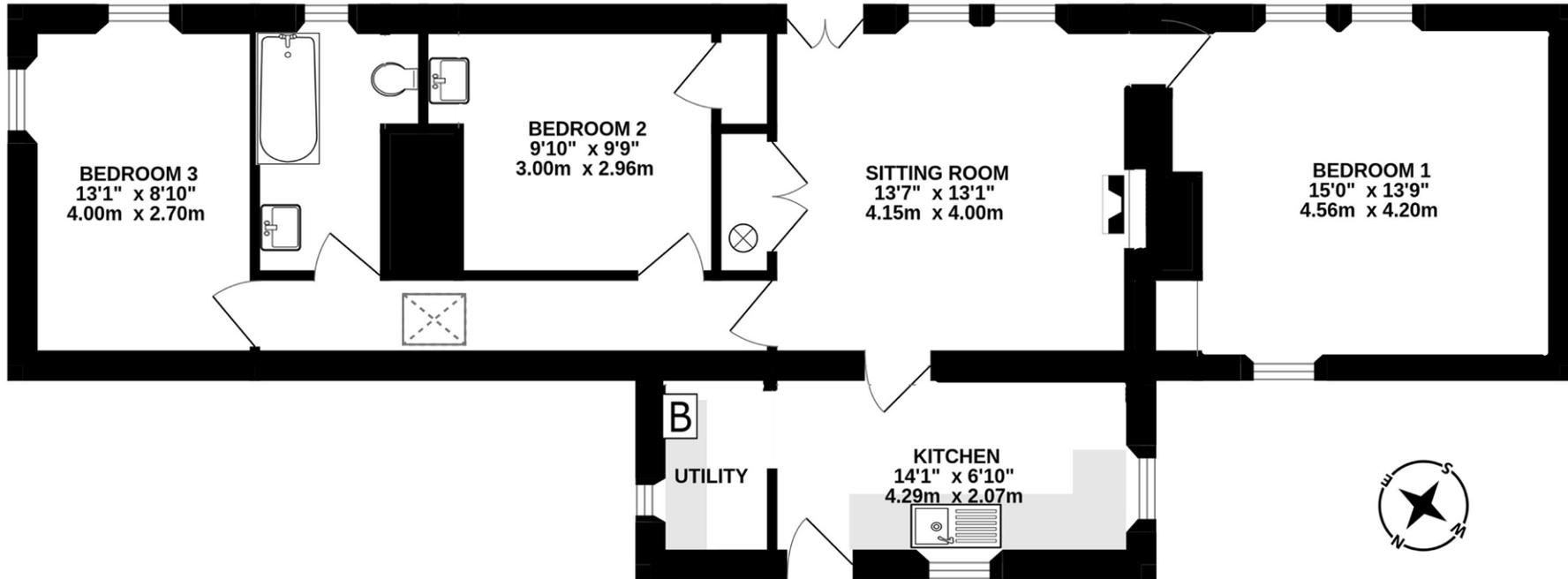
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 February 2026.







TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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