

# Creagan

Old Mill Road | Craigrothie | Cupar | Fife

**Galbraith**



# Charming bungalow set in a tranquil location on the edge of a quiet hamlet



Cupar 3 miles | St. Andrews 10 miles | Dundee 17 miles

(All distances are approximate)

2 reception rooms. 3 bedrooms (1 en suite), shower room.

Beautiful grounds set in walled garden with large rockery, terrace and lawn.

Substantial garage and parking area.

Set on the edge of a quiet hamlet near Cupar.

Ideally placed for commuting.

**Offers over £375,000**

# Galbraith

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## Situation

Creagan stands in an idyllic situation off a quiet road on the edge of the sought-after small village of Craigrothie, to the south of Cupar in Fife. Craigrothie has a primary school, village hall and a bus service with regular connections to St. Andrews, Cupar and Kirkcaldy. The thriving village of Ceres is a short distance to the east and provides a good range of local shops, services and amenities together with a highly regarded 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, whilst a short distance to the east lies the ancient and historic university town of St. Andrews, renowned world-wide as the "Home of Golf" with a wonderful cosmopolitan mix of shops, restaurants and facilities. To the north are the cities of Dundee and Perth are both well within comfortable driving distance and provide for all key city amenities, with Edinburgh less than a 43 mile drive to the south.

Surrounding Craigrothie is an area of outstanding beautiful Fife countryside comprising a wonderful mix of fertile farmland, woodland, hill, stunning coastline and river. The area offers an array of wildlife and for the outdoor enthusiast provides a wide range of recreational pursuits including riding, cycling, walking, sailing and golf with many highly rated courses within easy reach including the courses at Crail, Kingsbarns, St. Andrews Bay, Elie, Leven, Lundin Links, Ladybank and the numerous fine courses in and around St. Andrews where the Old Course regularly hosts the British Open.



There are railway stations in Cupar, Ladybank, Leuchars, Markinch and Kirkcaldy with Edinburgh airport less than an hour and ten minutes to the south. The regional airport at Dundee also offers a selection of short-haul flights.

## Description

Creagan comprises an individually designed bungalow constructed in the late 1980s of rendered walls under a tiled roof. It offers accommodation on one level extending to circa 150 sqm. It has been finished to a very high standard externally and internally, creating a lovely home with many fine features, such as the mahogany framework surrounding the windows, doors and skirting boards.

The principle entrance (to the west) is approached by double doors, which lead to a vestibule with a cloak cupboard. The bright and spacious sitting room has windows on three sides as well as a log burning stove. The dining room has glazed doors opening out to a large terrace and a door connecting through to a kitchen with a good range of floor units. Situated off the kitchen is a utility room with a door leading out to a useful rear entrance porch.

A corridor (with airing cupboard) leads off the dining room to three bedrooms (one en suite), which all have useful built in wardrobes. A partially floored loft can be accessed from the corridor by a Ramsay Ladder. The hot water system can be heated by PV panels on the roof. The hot water system can be heated by solar thermal panels on the roof.

## Accommodation

Vestibule, sitting room, dining room, kitchen, hall, 3 bedrooms (1 en suite), shower room, utility room, back porch.

## Garden

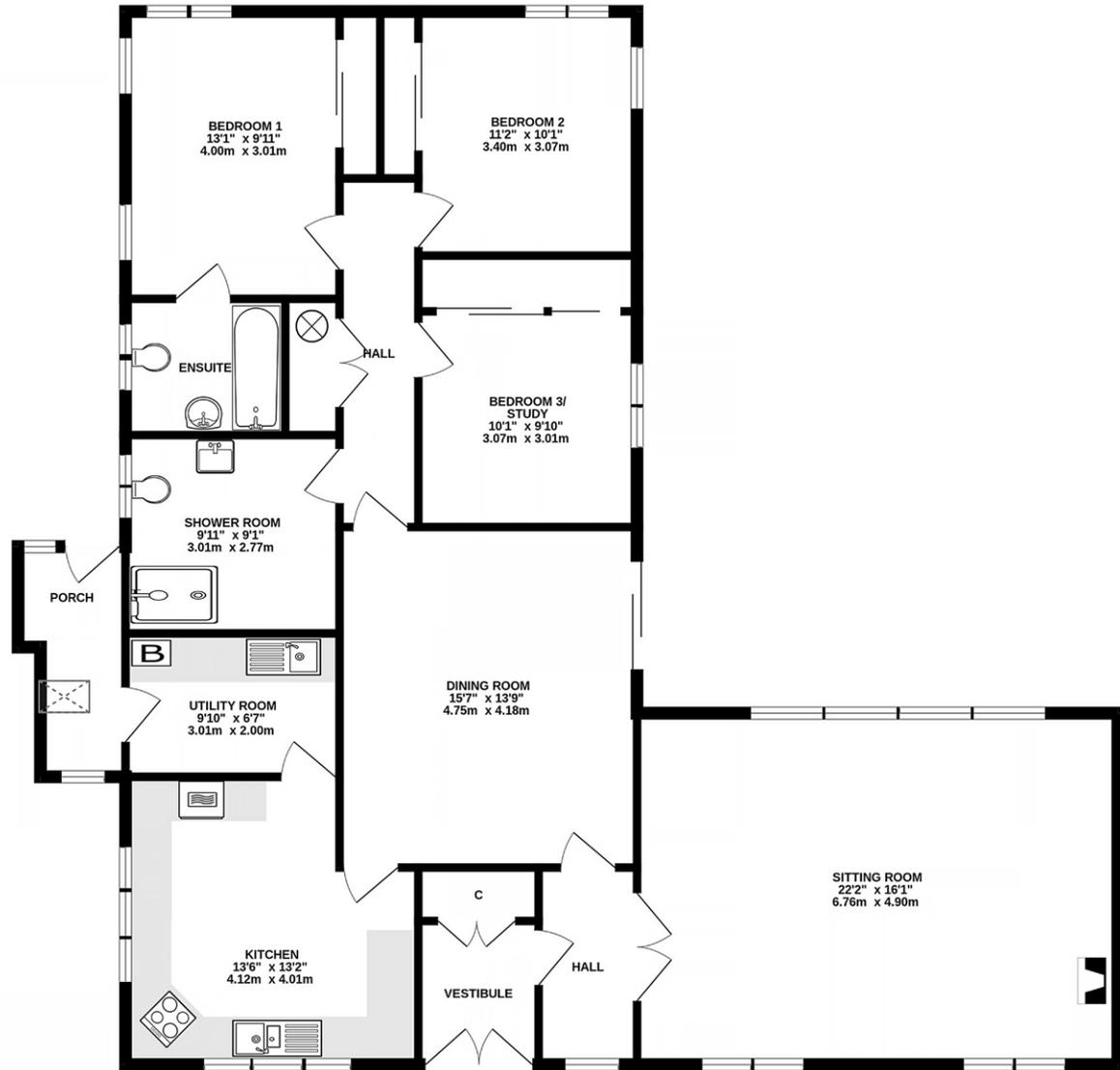
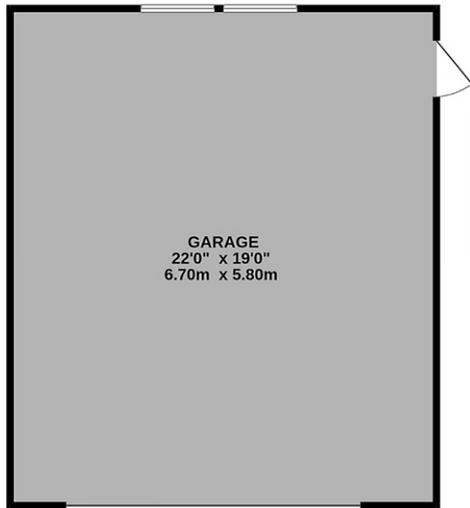
Creagan is approached from Old Mill Road by a private drive, which leads off to a parking area. Beside the parking area is a large rockery which has been beautifully created with the stone from the original cottage that was built there previously. The driveway continues down a slope to a further parking area, which leads off to a large garage (with electric power and light) and approached by an electric rolling up door. The mature, walled garden is a great feature of the property and offers a large lawned area surrounded by shrub and flower beds. Situated off the lower parking area is a greenhouse and to the side of the garage is a useful log store.











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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## Property

Creagan

## Tenure

Freehold

## Council Tax

Band E

## EPC

Band D

## Services

Mains Water | Mains Electricity | Septic Tank | Oil Heating | Broadband: FTTC | Mobile coverage

## Flood Risk

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

## Directions

On entering Craigrothie from the north (Cupar) take the first turning on the left on to Old Mill Road and continue down the tarmac road and then taking the left fork onto the gravel track (behind of Craigrothie House) and continue over the sleeping policeman. Creagan is situated on the right handside just before the road dips down to the ford.



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Post Code: KY15 5PZ

## Solicitors

RSB Lindsays

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars. The light fixtures, carpets and curtains are included in the sale. Most of the white goods are included, although the tumble dryer is excluded along with the fridge and freezer in the garage.

## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

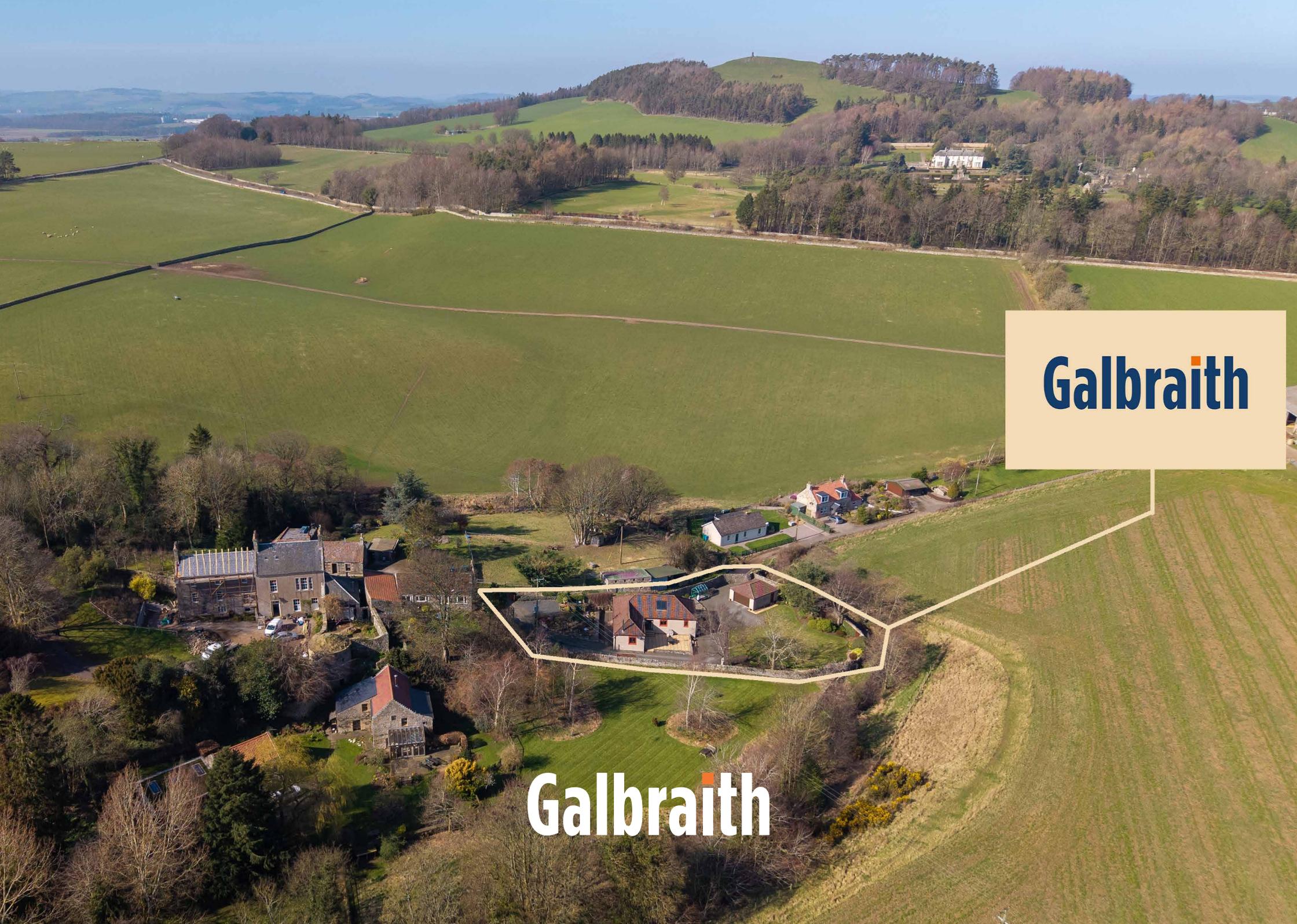
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



**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 March 2026

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



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