

BURNSIDE OF INNERLEITH
BY CUPAR, FIFE



BURNSIDE OF INNERLEITH, BY CUPAR, FIFE

Smallholding with over 7 acres set in an accessible rural area

Cupar 7 miles ■ Edinburgh 39 miles ■ Dundee 18 miles

About 7.97 acres (3.22 hectares)

Offers Over £380,000

- 2 reception rooms. 3 bedrooms. Bathroom. Kitchen.
- Potential to extend to create a more substantial house.
- 2 paddocks providing useful grazing.
- Stables building with hay store and 3 loose boxes.
- Highly accessible rural area.

Galbraith

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SITUATION

Burnside of Innerleith is situated in a tranquil rural location looking out over countryside in a highly secluded position, north-west to the village of Ladybank in central Fife. With fine panoramic southerly views to the Lomond Hills, the villages of Ladybank and Auchtermuchty provide a good range of local services and amenities, with the Fife market town of Cupar offering a wider range of services just a ten minute drive to the east. In terms of city facilities both Perth and Dundee are within comfortable driving distance whilst the ancient and historic university town of St. Andrews is no more than a twenty minute drive to the east, with a cosmopolitan mix of shops, hotels and restaurants.

From Innerleith there is rapid access to the main M90 motorway which provides access to Edinburgh, with Aberdeen and Glasgow also within comfortable driving distance. The glorious rolling Fife countryside that surrounds the property is home to an array of wildlife and for the outdoor enthusiast, offers easy access to a wide range of recreational pursuits including riding, walking, cycling and golf, with many highly rated courses within easy reach including Ladybank, Leven, Lundin Links and the many renowned courses in and around St. Andrews.

The Old Course at St. Andrews is regular host to the British Open. In terms of days out the wide open spaces of the Lomond Hills are close at hand along with Fife's interesting and varied coastline. Good state schooling is available locally with private schooling being provided at St. Leonards in St. Andrews, Dollar Academy, The High School of Dundee and a number of highly rated schools in and around Perth including Glenalmond



and Strathallan. There are main line railway stations in Ladybank, Cupar and Markinch with Edinburgh airport less than forty five minutes to the south. The busy regional airport at Dundee also offers a good range of short haul flights.

DESCRIPTION

Burnside of Innerleith is a traditional farm cottage, with more recent extensions, built of white painted walls under a predominantly pitched pantile roof. The house is in need of some modernisation and currently offers accommodation on one level extending to circa 112 sqm, but it could be extended to create a more substantial modern house. Planning permission was granted in November 2010 (ref 10/03537/FULL) to add a one and a half storey extension; the permission has now lapsed it is assumed it could be re-submitted.

ACCOMMODATION

Reception room, sunroom, kitchen, 3 bedrooms, bathroom.

GARDEN

Burnside of Innerleith is approached by a shared gravel track which leads to a generous parking area to the south-west of the house. Situated off the parking area is a wooden stable block offers a hay store and 3 loose boxes. There are garden areas surrounding the property with a paved area to the north side of the house. To the east side of the house is an attached outbuilding with conversion potential.





PADDOCKS

Two paddocks lie either side of the access track, which runs through the property to the north. The paddock to the east of the access track extends to 3.78 acres, the paddock to the west extends to 3.65 acres and a small paddock to the north extends to 0.30 acres. In the paddock to the north is a concrete area where consent was provided for an agricultural building to be constructed (ref 21/01513/APN). The paddocks offer good quality grazing enclosed by post and wire fencing with water troughs.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic tank	Freehold	LPG	Band D	F	FTTC	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

The access track is under separate ownership and runs through the property to the land to the north. Burnside of Innerleith has a prescriptive right of access over the access track to the public road. There is a pedestrian right of way over the access track.

DIRECTIONS

From the A92 take the turning onto the B937 to the south of the turnings to Ladybank and continue for about two miles through Edentown and at Charlottetown take the turning on the left (opposite Giffordtown Hall and war memorial). Continue for about 0.5 miles and then take the turning on the right to the shared track to Burnside of Innerleith.

POST CODE

KY15 7UP

SAND AND GRAVEL ACTIVITY

There are ongoing sand and gravel operations taking place on an area of ground to the north on Burnside of Innerleith.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///info.clearly.nightcap

LOCAL AUTHORITY

Fife Council

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

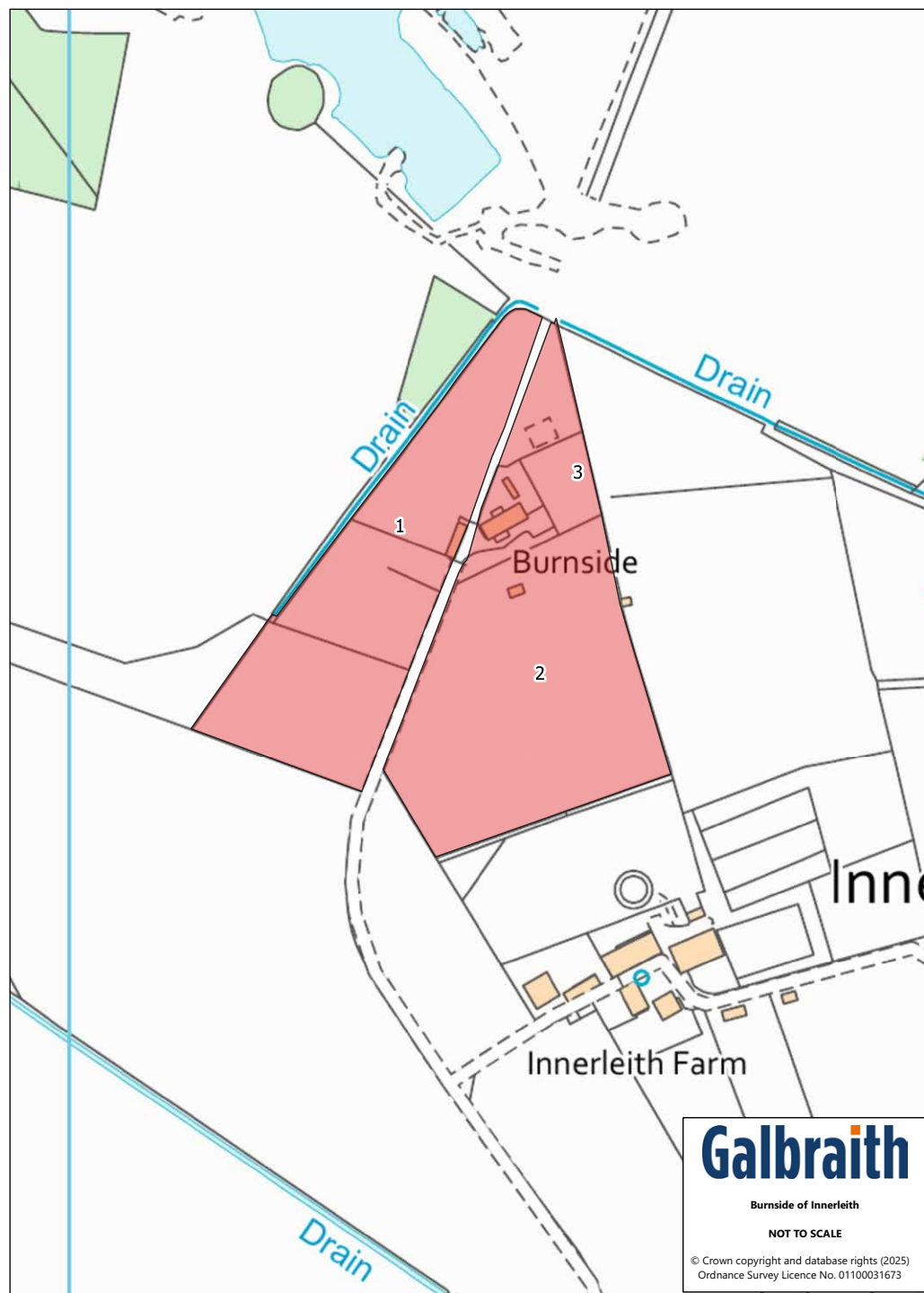
Failure to provide required identification may result in an offer not being considered.

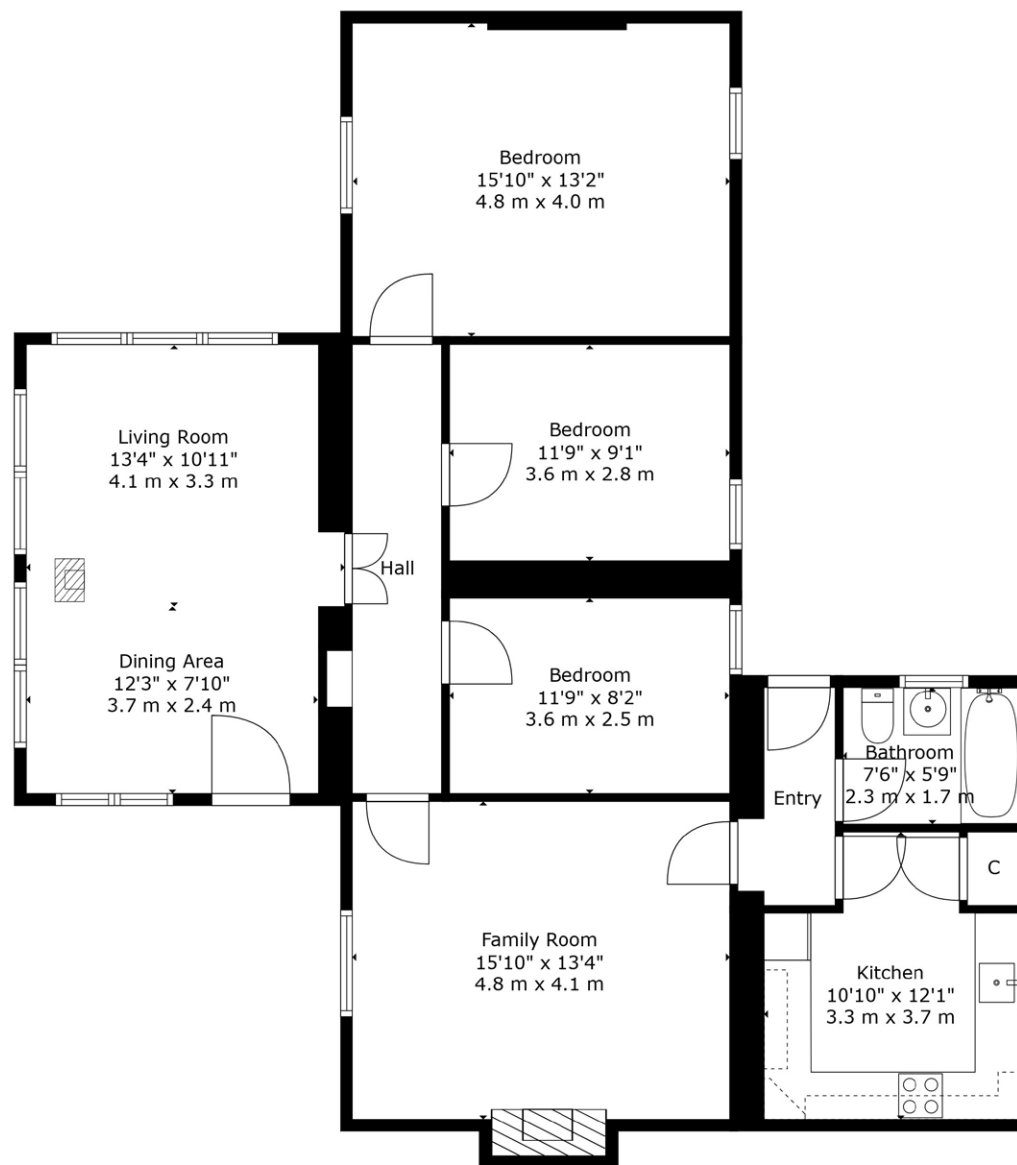
HEALTH & SAFETY

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 May 2025.





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TOTAL: 1210 sq. ft, 112 m2
 FLOOR 1: 1210 sq. ft, 112 m2
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>





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