

An aerial photograph of a white, single-story cottage with a dark grey slate roof. The house has several windows, including a large multi-paned window on the front left and a smaller one on the right. A green bench is placed on the stone-paved patio area in front of the house. To the right, there is a wooden shed with a lattice screen. The property is surrounded by lush green trees and a well-maintained lawn. In the background, another similar house is visible.

Galbraith

WOODLEA COTTAGE

BOTTOMCRAIG, BALMERINO, NEWPORT-ON-TAY, FIFE



WOODLEA COTTAGE, BOTTOMCRAIG, BALMERINO, NEWPORT-ON-TAY, FIFE

Extended country property in a sought-after area

Dundee 8 miles ■ St. Andrews 12 miles ■ Cupar 8 miles

Offers Over £470,000

- Sitting room, kitchen/breakfast room, dining room/bedroom 4, 3 bedrooms, bathroom, shower room.
- Attached garage and carport with log store. Garden shed.
- Useful loft/studio.
- Generous parking area.
- Lovely south facing garden with terrace. Raised beds.

Galbraith

Cupar
01334 659980
cupar@galbraithgroup.com

 **OnTheMarket**



SITUATION

Woodlea Cottage sits in a quiet position in the hamlet of Bottomcraig near Balmerino and Wormit in North East Fife. The property is highly accessible, well positioned for access to Dundee, Cupar and St. Andrews, with Perth, Aberdeen and Edinburgh also within comfortable driving distance. Good local services are available in Gauldry, Wormit and Newport on Tay with all of Dundee's facilities and amenities on hand across the River Tay. Cupar, Fife's bustling market town, lies ten minutes' drive to the south and offers an excellent range of shops and services as well as a thriving monthly farmers' market, whilst the ancient and historic town of St. Andrews, globally acclaimed as the Home of Golf lies about thirteen miles to the south-east. North-east Fife provides access to an area of particularly outstanding and varied countryside with hill, wood, river, farmland and coastline. As a result, there is a wide range of outdoor activities on hand, with walking, cycling, sailing and riding all readily available. It is perhaps golf for which Fife is most well-known however, with numerous top quality courses in a comparatively small area including the world renowned Old Course at St. Andrews which regularly hosts the Open Championship. Other notable courses include Ladybank, Scotskraig, Kingsbarns and Crail.

There are good state primary and secondary schools in the area with independent schooling on hand at a number of highly rated schools including St. Leonards in St. Andrews and the High School of Dundee. There are railway stations in Leuchars, Cupar, Ladybank and Dundee, whilst Edinburgh airport lies approximately one hour to the south. The growing regional airport at Dundee offers an ever increasing number of short-haul flights.

DESCRIPTION

Woodlea Cottage was purchased by the current owners in 2015 who have since carried out a comprehensive renovation and extension of the property to create a lovely semi-rural property offering accommodation over two levels, extending to about 186 sqm. The property is built in an "L" shape and constructed of white painted rendered walls under a series of slate roofs.

The property benefits from double glazed windows, a good level of insulation as well as Far infra-red heating panels and Fischer heaters, which can be augmented by woodburning stoves in the sitting room and dining room/bedroom 4, if required; these combine to make it a warm and cosy and very energy efficient property. The south facing kitchen/breakfast room is the real centrepiece of the house, which formed part of the extension project in 2015. The kitchen has windows on three sides as well as glazed double doors leading out to a garden terrace and benefits from solid oak units, a Range cooker (with electric ovens and gas hobs). The sitting room has an exposed beamed ceiling as well as a door leading out to the garden terrace. There are also two bedrooms on the ground floor as well as a bathroom, shower room and utility room. A large entrance hall, which also formed part of the extension project, has a staircase leading up to a further bedroom on the first floor as well as an opening leading to a useful attic store/studio.

ACCOMMODATION

Ground Floor: Entrance hall, sitting room, kitchen, dining room/bedroom 4, 2 bedrooms, bathroom, shower room, utility room.

First Floor: Bedroom 3. Access to loft/studio.

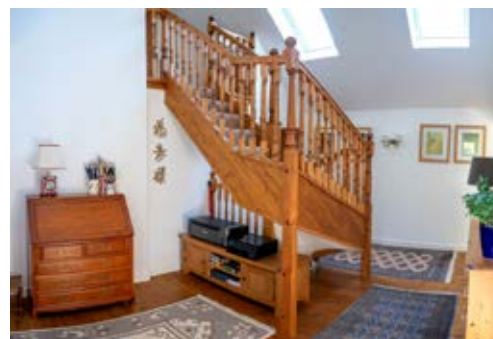
OUTBUILDINGS

Attached large garage. Carport with log store. Wooden garden shed.

GARDEN

The property is approached by a gated entrance (set back from the quiet public road), which leads to a generous parking area with lawns and a vegetable garden to the side. Attached to the east side of the house is a carport with a useful log store.

To the south side of the house is a lovely, enclosed garden with a terrace connecting to the kitchen and sitting room, ideal for outdoor entertaining.







SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Electric & wood stove	Band E	D	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 title deeds give right of access to the neighbouring property on the eastern boundary for the purposes of maintenance. This is next to the carport & access would be via the existing driveway at the front of Woodlea Cottage.

DIRECTIONS

From Dundee cross over the Tay road bridge and follow the main A92 south. Continue on the A92 straight across the Five Roads roundabout then turn right after approximately half a mile on to the B946 for Wormit. Shortly before entering Wormit turn left on to the minor road signposted Bottomcraig. On entering Bottomcraig, Woodlea Cottage is on the left hand side.

From the south proceed through Fife on the main A92 Dundee road. Pass through the village of Rathillet then take the first left for Balmerino. Follow the minor road down for Balmerino turning right just before Balmerino Abbey making for Bottomcraig. On entering Bottomcraig, Woodlea Cottage is on the right before leaving the village.

POST CODE

DD6 8RN

WHAT3WORDS

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

///useful.added.escalated

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. All white goods (fridge/freezer, washing machine, tumble drier, fridge in utility room) are included. As are all curtains & blinds, all fitted carpets, all light fittings and mirrors in bathroom & shower room.

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.

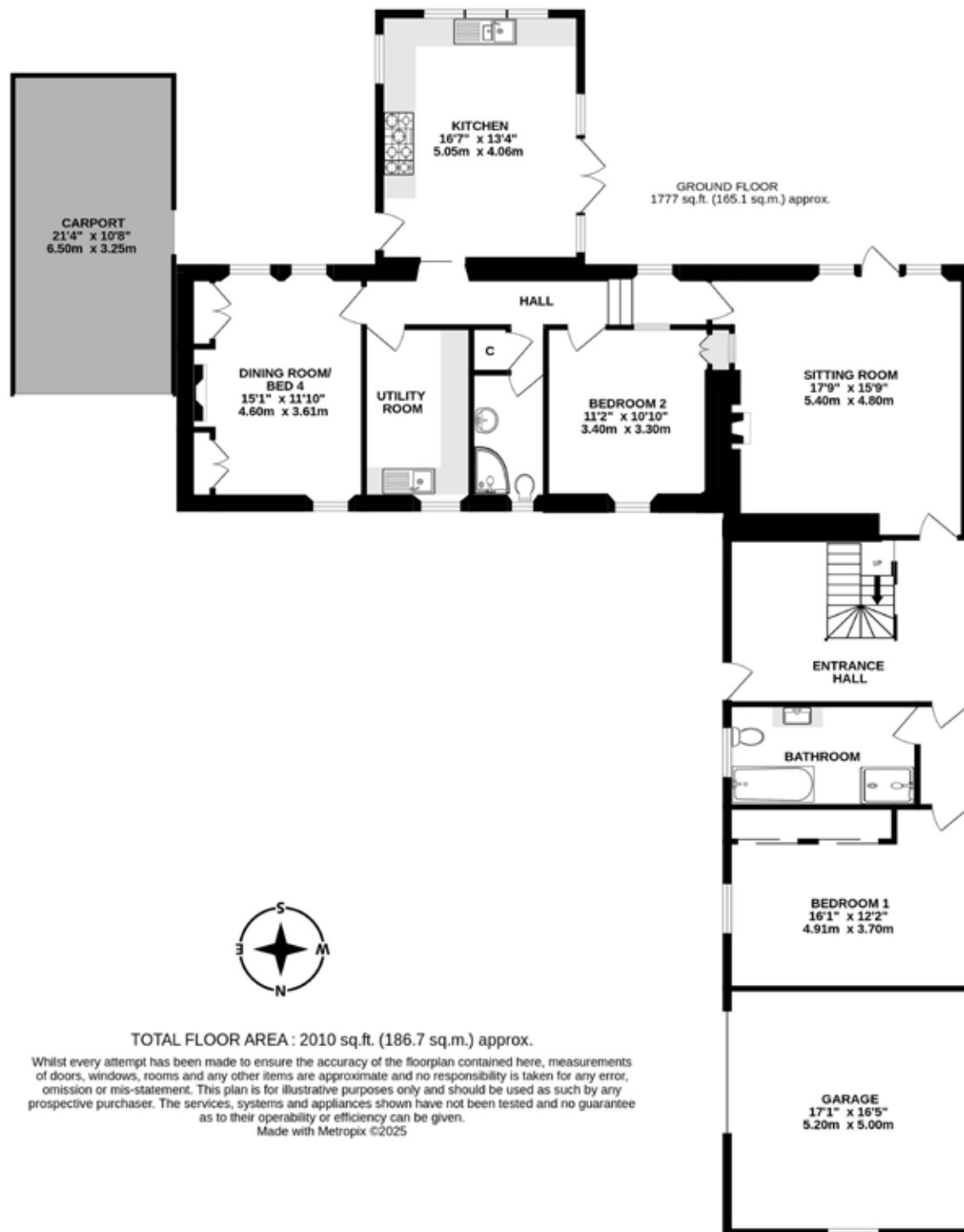
HEALTH & SAFETY

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.









1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



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 2025.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE