



# DEAN BRIDGE BELLISTON

COLINSBURGH, FIFE

**Galbraith**



## DEAN BRIDGE BELLISTON, COLINSBURGH, FIFE

Spacious bungalow set in an elevated position with exceptional views over East Neuk countryside to the Firth of Forth and beyond

Elie 4 miles ■ St Andrews 10 miles ■ Edinburgh 45 miles

- 2 reception rooms, 4 bedrooms, dining kitchen, bathroom, utility room, wc.
- Exceptional views over the Firth of Forth
- Surrounded by tranquil East Neuk countryside
- Attached double garage with conversion potential
- Driveway with large parking area
- Outside stores
- Set in large garden of around 0.4 acres.

**Galbraith**

Cupar  
01334 659980  
cupar@galbraithgroup.com

 OnTheMarket



### SITUATION

Dean Bridge Belliston is a spacious bungalow with white harled walls under a tiled roof and is surrounded by tranquil East Neuk countryside. The property benefits from beautiful views over the Firth of Forth and beyond. Nearby Dumbarnie Golf course offers an 18 hole course, driving range and clubhouse with restaurant and bar. Local services are available in Elie, Pittenweem and Anstruther with a wider offering on hand a short distance to the north west in Fife's bustling market town of Cupar as well as Leven on the south coast. A short drive to the north lies St. Andrews, the ancient and historic university town renowned worldwide as the "Home of Golf" with its excellent cosmopolitan mix of shops, services, facilities and amenities. The thriving city of Dundee is within commuting distance and Edinburgh is also no more than a one hour drive to the south. The surrounding area comprises a lovely majestic mix of farmland, coastline, hill and river, the result being a fine choice for the outdoor enthusiast with walking, riding, cycling, sailing and of course golf readily available. There are numerous highly regarded golf courses in the area including Ladybank, Elie, Leven, Crail, Lundin Links and Kingsbarns along with the many fine courses in and around St. Andrews where The Old Course is regular host to the British Open. The pretty fishing villages of Fife's East Neuk are a short drive from the property including Elie, Anstruther, Crail and Pittenweem. There are several popular National Trust properties in the area including Kellie Castle, Hill of Tarvit and Falkland Palace. State schooling is available locally with independent schooling being provided at St. Andrews. Railway stations are located in Cupar, Markinch and Kirkcaldy with the new rail link from Leven opening in 2024. Edinburgh airport is about a forty-five minute drive to the south. The regional airport at Dundee offers a selection of short-haul flights.

### DESCRIPTION

Dean Bridge Belliston is a spacious and bright bungalow which dates from 1979 and offers accommodation on one level extending to about 199 sqm and is built of a timber frame construction, with roughcast/part synthetic stone walls and tiled roof. The property has been well maintained but would benefit from modernisation throughout. The house is entered up steps through a hardwood front door into the vestibule which has a large storage cupboard. A glazed door leads into the front hallway which lies to the centre of the house and gives access to all accommodation. The bright sitting room has double aspect windows to the south and west with views over the countryside and an open working fire. The fitted kitchen has an area for dining and leads through to the back hall where the utility room is situated as well as a WC. A rear porch leads to a side entrance. From the front hallway is the dining room and bedroom 1 which both have views to the front of the property. The three further bedrooms (two doubles and one single) are to the rear of the property with views over open fields. The bathroom is also situated to the rear of the property and has a bath with separate shower. A large shelved linen cupboard is situated in the front hallway and the property also benefits from a part floored loft which is accessed by a Ramsay ladder. Attached to the east side of the property is a double garage, which has conversion potential (subject to obtaining the required consents).

### ACCOMMODATION

Sitting Room, Dining Room, Dining kitchen, 4 bedrooms, Bathroom, Utility Room, WC.

### GARDEN

There is a tarmac driveway and large parking area to the front and also parking to the side of the property, along with a double garage with up and over doors, power and light. A path leads round to the rear of the property which gives access to two garden stores. The front garden is mainly laid to lawn with herbaceous borders and shrubs and is enclosed mainly by hedging and post and rail fencing. The eastern boundary looks out over an area of neighbouring woodland and leads down to the Dreel Burn.





**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Dean Bridge	Mains via private pipe	Mains	Private	Freehold	Oil fired central heating	Band F	D

**DIRECTIONS**

From Cupar take the B940 to Peat Inn then the B941 towards Largoward. At the crossroads turn right then left to continue on the B941. Travel for 2 miles then at the crossroads turn left and take the road towards Arncroach. About 1½ miles along this road the entrance to the property is on the left-hand side.

**POST CODE**

KY9 1JS

**WHAT3WORDS**

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

**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.

**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 January 2024.



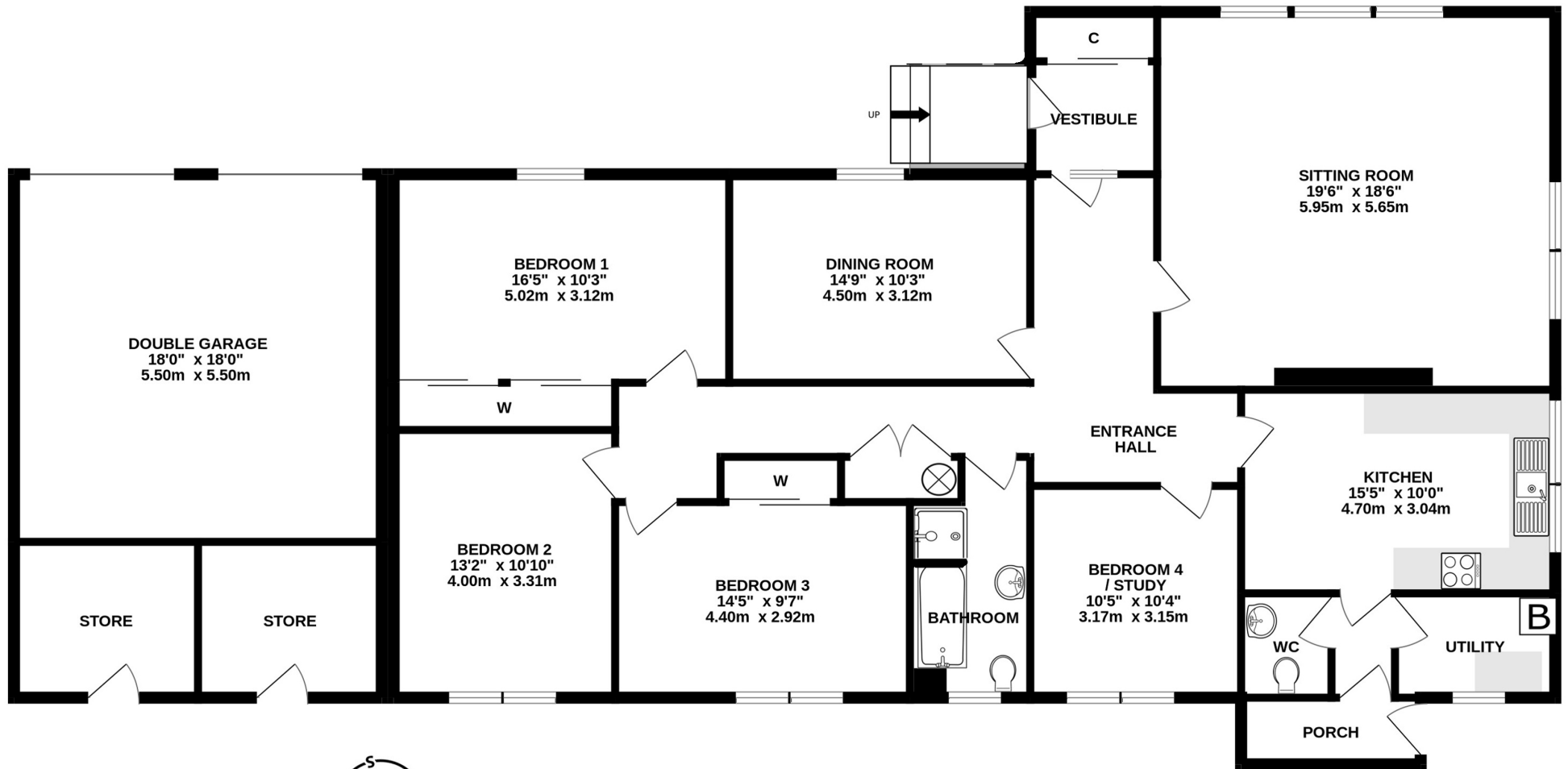












TOTAL FLOOR AREA : 2150 sq.ft. (199.7 sq.m.) approx.

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.  
 Made with Metropix ©2024





**Galbraith**

  
RESPONSIBLY PRINTED  
PLEASE RECYCLE