



**STATION HOUSE**  
LINDORES, CUPAR

**Galbraith**



## STATION HOUSE, LINDORES, CUPAR

### Spacious family home in an accessible semi-rural location

Cupar 8 miles ■ Perth 14 miles ■ Dundee 18 miles

- 5 bedrooms, 2 reception rooms, 2 bathrooms, conservatory
- Integral double garage with workshop area
- Newly installed air source heat pump system
- Lovely semi-rural location
- Ideal for commuting



**Galbraith**

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 OnTheMarket

## SITUATION

Station House is set in an attractive and highly accessible position a small distance to the east side of the hamlet of Lindores on the main A913 road that runs between Cupar and Newburgh. Closest in terms of local services and amenities is the Royal Burgh of Newburgh, which is just a five minute drive from the house and is situated on the southern shores of the Firth of Tay. Newburgh was granted its royal charter by Alexander the Third in 1266 and its picturesque centre is a conservation area. The thriving "village" community provides an excellent range of local facilities and amenities including a doctors' surgery, vet, post office, bank, garage, primary school, shops, pubs and cafes together with beautiful walks along the waterfront and in the park and surrounding hills.

Lindores is situated close to the Fife/Perthshire border at almost the mid-point between Cupar and Perth, which between them offer a superb range of shops, facilities and services. The Lindores and Newburgh areas are also well located for accessing the golfing Mecca of St. Andrews which is no more than a twenty five minute drive to the east. Running close by at Bridge of Earn, the main M90 motorway network affords good access to Edinburgh, Glasgow and Aberdeen with the resurgent city of Dundee, home to Captain Scott's ship RSS Discovery and now the location for the iconic V & A museum is approximately a twenty minute drive to the north east.

Surrounded by some particularly fine rolling countryside the area around Lindores is home to an array of wildlife and presents an excellent choice for the outdoor enthusiast with walking, cycling, riding, sailing and golf all readily available.

Well regarded state primary and secondary schooling is available locally with various independent schooling being provided within easy distance. The area is well served by public transport including regular bus services to St. Andrews and Perth and mainline railway stations in Perth, Ladybank and Cupar. Edinburgh airport is about one hour to the south whilst the regional airport at Dundee offers a good selection of short haul flights.

## DESCRIPTION

The original part of the house was built in 1907 as the station house for Lindores Railway Station. The station ceased to exist when this section of the railway line closed in 1951 and since then the house has been extended at various times including to the east side where a single storey addition was added in the 1980s. The house has been completely modernised in more recent years and now offers a comfortable energy efficient detached two storey house, which benefits from double glazed windows and a newly installed air source heat pump. The air source heat pump was installed in February 2022 and qualifies for a renewable heating incentive. This is paid quarterly for 7 years, starting at the date of installation and will continue to be paid to the new owners of Station House.

From the front, the southeast-facing house instantly endears with its white rendered walls, period-style cottage windows and sweeping roof profile, all set behind a stone wall. The front door swings open to reveal a spacious L-shaped hallway. The layout of the reception rooms has been designed to create a series of interconnected living spaces in an L-shaped formation - ideal for entertaining and modern family living.

The first of the four reception rooms is situated to the front of the property - a large living room arranged around a cosy multi-fuel stove set in an impressive stone surround. The living room flows seamlessly into a double-aspect dining room. Accessed from the dining room is a delightful southwest-facing conservatory with direct access to the outdoors.

Also reached via the dining room (and the hallway) is an inviting clotted cream-coloured country kitchen. Fitted with an outstanding range of quality units, framed by granite work surfaces, the kitchen comes complete with a large range cooker with a concealed extractor hood, a Belfast sink and integrated dishwasher. It has been designed to incorporate a large fridge and boasts re-engineered oak flooring with underfloor heating.





A back door from the kitchen gives direct access to the garden and enjoys a lovely view over the adjacent countryside. The fourth reception room is currently utilised as a home office and is large enough to be used as a playroom or TV room. On the ground floor are three spacious bedrooms served by a bathroom and shower room. On the first floor are two further bedrooms situated off a landing.

**ACCOMMODATION**

**Ground Floor:** Entrance Hall with Stair to upper level off, Living Room, Dining Room, Study/Office, Three Bedrooms, Kitchen, Bathroom, Shower Room, Conservatory.

**First Floor:** Landing, Two Bedrooms.

**GARDEN**

The house sits in expansive, mature gardens, which are laid to lawn and planted with a range of shrubs, trees and flowers. A large dining terrace is reached from the conservatory.

To the east side of the house and approached from the parking area is an integral double garage which has a newly installed electric rolling door and it has been plumbed for utilities with hot and cold water and provides excellent secure parking.

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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Station House	Mains	Mains	Private	Freehold	Air source	Band E	D

**DIRECTIONS**

From Cupar take the A913 in the direction of Perth crossing over the Parbroath Crossroads and passing Dunbog Primary School. Station House is situated just before the hamlet of Lindores opposite the entrance to Inchyre Steading.

**POST CODE**

KY14 6JD

**WHAT3WORDS**

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

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

Strictly by appointment with the Selling Agents.

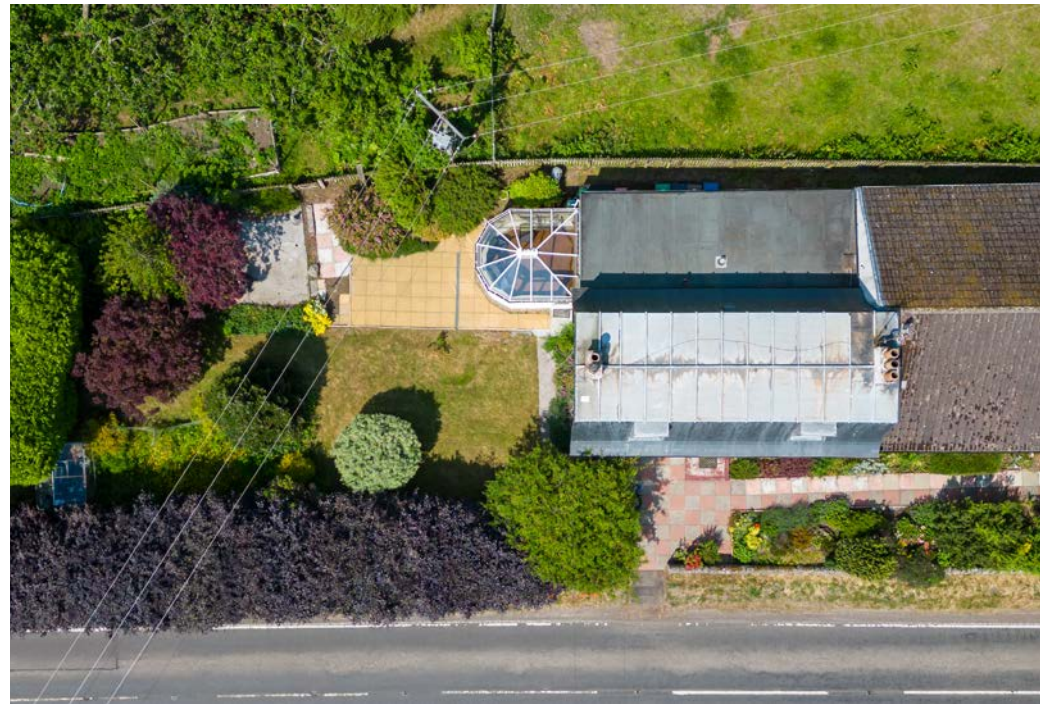
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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service 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.

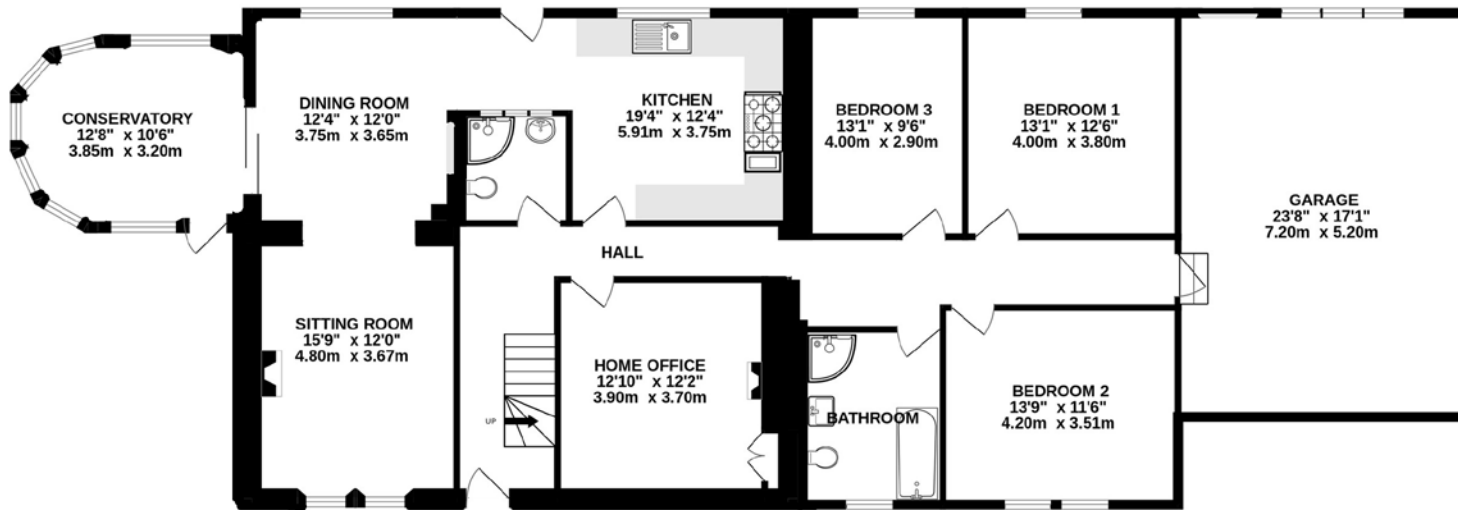




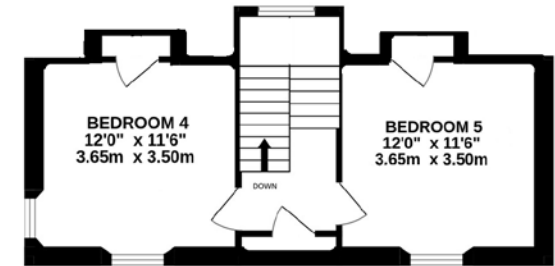




GROUND FLOOR  
2111 sq.ft. (196.1 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 2504 sq.ft. (232.6 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 not 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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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 June 2023.



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