



GARTH COTTAGE

2 NEWINGTON COTTAGES, CUPAR, FIFE

Galbraith



GARTH COTTAGE, 2 NEWINGTON COTTAGES, CUPAR, FIFE

Charming country cottage renovated to an exceptionally high standard with lovely views

Cupar 4 miles ■ Dundee 11 miles ■ Perth 20 miles

- 2 reception rooms. 3 bedrooms. Shower room.
- Private driveway. Front and rear garden.
- Brick garden shed. Timber summer house. Wooden garden shed.
- Outstanding rural views to Norman's Law.
- Ideal placed for commuting.

Galbraith

Cupar
01334 659980
cupar@galbraithgroup.com

 OnTheMarket



SITUATION

Garth Cottage is situated in a lovely rural area in North East Fife and surrounded by lovely countryside with Norman's Law visible to the north-east. The county market town of Cupar is less than 4 miles distant and offers an excellent range of local amenities and facilities, as well as a popular monthly farmers' market. In terms of city facilities, there is easy access to the resurgent city of Dundee, home to Scott's RSS Discovery and the V & A Museum. Perth is a short drive to the west whilst about a 13 mile drive to the east lies the ancient and historic university town of St. Andrews with its excellent cosmopolitan selection of shops and restaurants.

The surrounding countryside is home to an assortment of wildlife and for the outdoor enthusiast offers great scope for walking, cycling, riding, sailing and of course golf with the Old Course at St. Andrews regularly hosting The Open Golf Championship. In terms of days out the wide-open spaces of the Lomond Hills are close at hand along with a number of popular National Trust for Scotland properties including Hill of Tarvit and Falkland Palace. Fife's beautiful and varied coastline includes several good sandy beaches such as Tentsmuir, St. Andrews and Elie.

There are railway stations in Cupar, Leuchars and Ladybank, with Edinburgh airport about fifty minutes to the south. The busy regional airport at Dundee offers a good selection of short-haul flights.

DESCRIPTION

Garth Cottage is a charming country cottage, which dates from the 1930's and later extended around 2000 and it is largely built of white painted rendered walls under a series of pitched slate roofs. The cottage offers comfortable accommodation on one level extending to circa 96 sqm and it has recently undergone a comprehensive renovation by the current owners. Some of the improvements include replacement double glazed windows and doors, with PVC components in 2023 and the kitchen and shower room were also replaced around the same time. Internally the accommodation is in excellent decorative condition.

The living room enjoys a lovely aspect to the west and it also benefits from a multi fuel stove. There is a bedroom at the front of the house and beyond the dining room are two further bedrooms with bedroom 3 benefiting from glazed sliding doors leading out to a rear garden patio.

ACCOMMODATION

Entrance Vestibule, Main Hall, Living Room, Three Bedrooms, Dining Room, Kitchen and Shower Room.

GARDEN

Garth Cottage is approached from the public road by a private driveway with an area of lawn to the side. Paths lead round to the rear of the house where there is a patio and a further area of lawn, which rises up to a decked area. Outbuildings comprise a brick garden shed with concrete roof, timber summer house and wooden garden shed.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Garth Cottage	Mains	Mains	Shared Septic Tank	Freehold	Oil boiler	Band D	D

DIRECTIONS

From Cupar take the turning onto Balgarvie Road (signposted for Newburgh and Perth) and continue out of the town onto the A913 and continue for about 2 miles. Turn right at the signposted for Moonzie and continue for a further mile. Garth Cottage is situated on the right hand side just before Newington Farm at the far side of a row of cottages.





POST CODE

KY15 4NW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: //stiff.barrel.skinning

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The curtains, washing machine and tumble dryer are included in the sale. The wardrobes are available for purchase by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

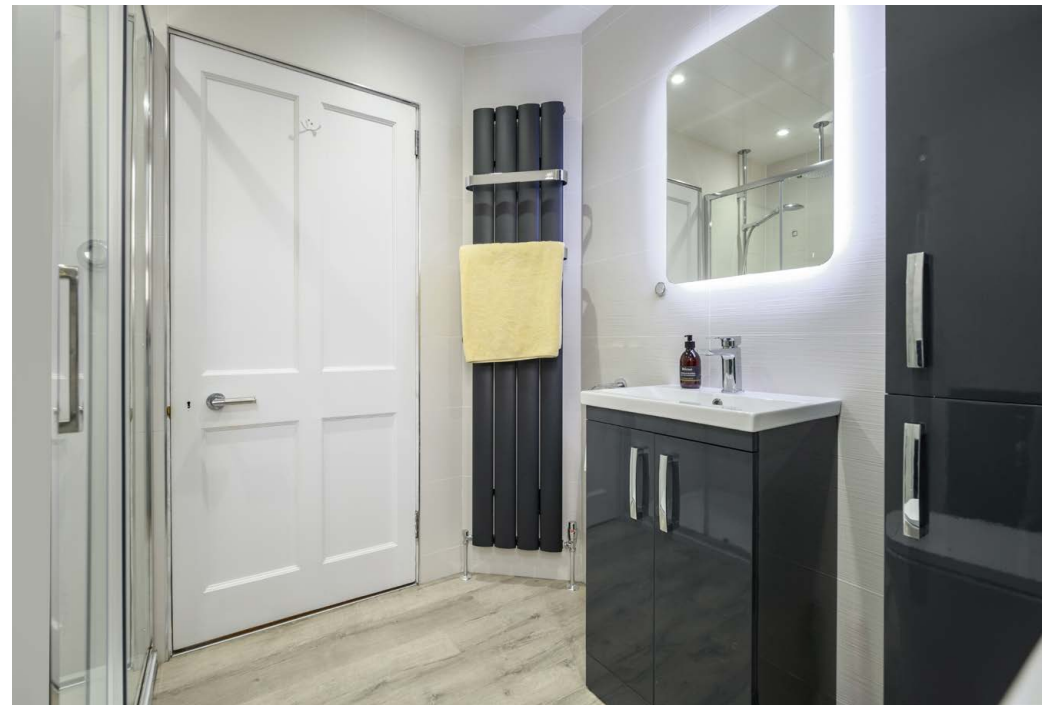
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

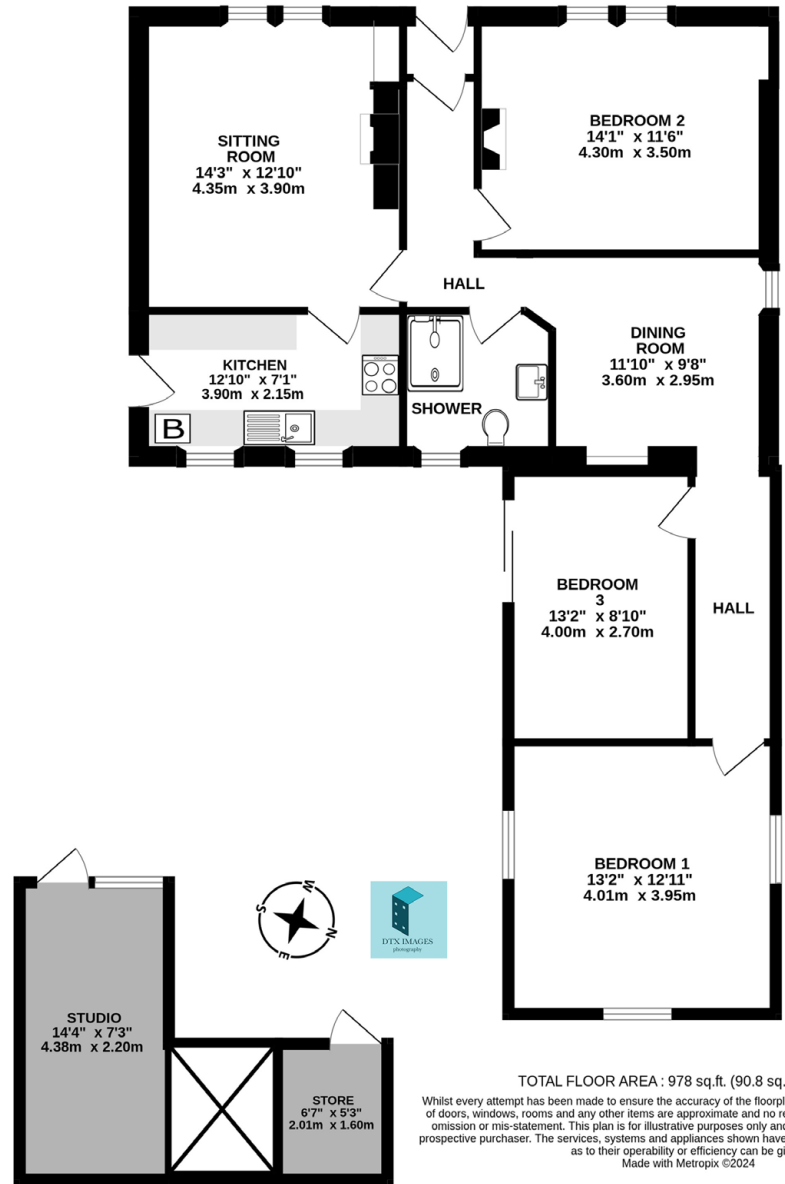
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 March 2024.











TOTAL FLOOR AREA : 978 sq.ft. (90.8 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