



1 PARBROATH COTTAGES, BY CUPAR, KY15 4NS

1 Parbroath Cottages is a pretty, stone built, end terraced cottage set in an easily accessible rural location with views over open farmland. The deceptively spacious and flexible accommodation is set over two floors and comprises 3 double bedrooms, lounge, kitchen and wet room. It benefits from double glazing, gas central heating and generous storage facilities. A small enclosed garden lies to the front with larger garden with summerhouse to the rear. A shared driveway provides access to parking area and a terraced single garage. The nearby town of Cupar is a short drive away providing shopping to cater for everyday requirements. More extensive shopping and leisure facilities can be found in Dundee, Perth or Glenrothes.

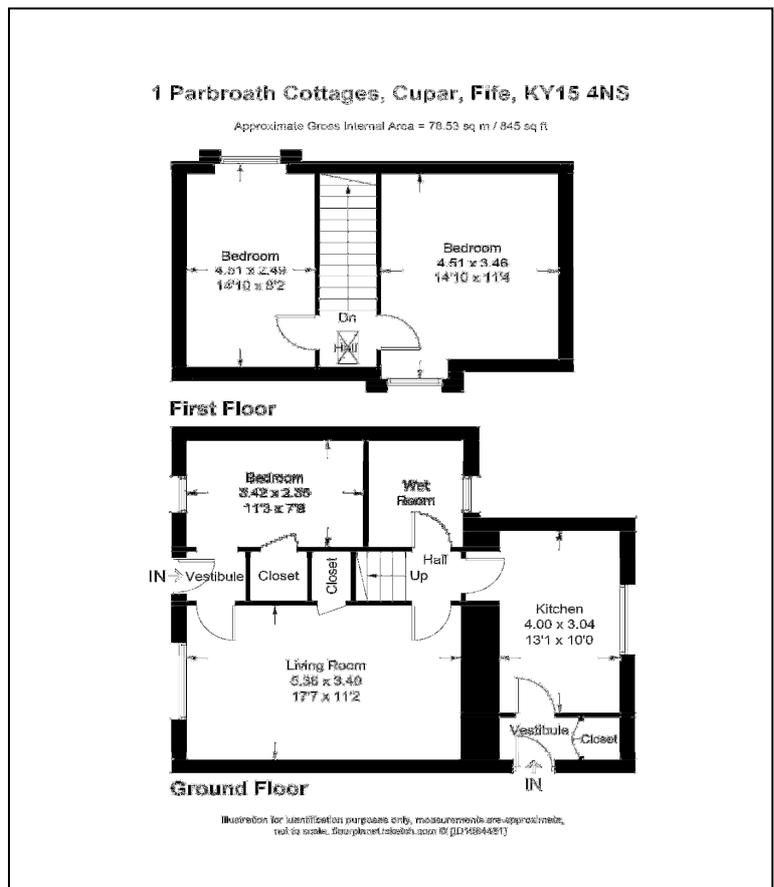


OFFERS OVER £170,000

The outdoor enthusiast is spoiled for choice. There are numerous lovely walks and bridle paths in the area along with superb views over the Tay and into Angus from the top of nearby Norman's Law. Fishing and wild swimming are on offer at Eden Springs Fishery, only three miles away, and an array of golf courses at Ladybank, Cupar and St Andrews provide plenty of options for the keen golfer. Nearby main line railway stations at both Cupar and Ladybank, as well as good road links to Glenrothes, Kirkcaldy, Perth and Dundee make this an ideal location for the commuter.

SUMMARY OF FEATURES:

- End terraced country cottage
- 3 double bedrooms
- Lounge
- Fitted kitchen
- Wet room
- Gas central heating and double glazing
- Gardens to front and rear
- Terraced single garage
- Driveway with parking
- Easy accessibility



ENERGY RATING – D COUNCIL TAX BAND – C

DIRECTIONS – Heading west out of Cupar on the A91 turn right on to Balarvie Road/A913. At the Parbroath crossroads turn right on to the A92 and the destination will be on your left. A for sale board will be evident.

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