

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

A detached double garage/workshop is situated at the end of the gravel drive providing ample car parking.

Detached Garage (W) Remote Controlled roller door. 19'7" x 18'6"
5.97m x 5.64m Concrete block walls under slate roof. Water and power. Useful loft storage. Velux window. Floodlight.

Garden Shed Timber built shed with felt roof.
10' x 8'
3.5m x 2.44m



VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity and water. Private drainage. LPG central heating. Telephone Line.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band G.

COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £1,606.24.

FIXTURES AND FITTINGS

All floor coverings and the generator in the garage are included in the sale.

ASKING PRICE

Offers over £250,000 are invited.

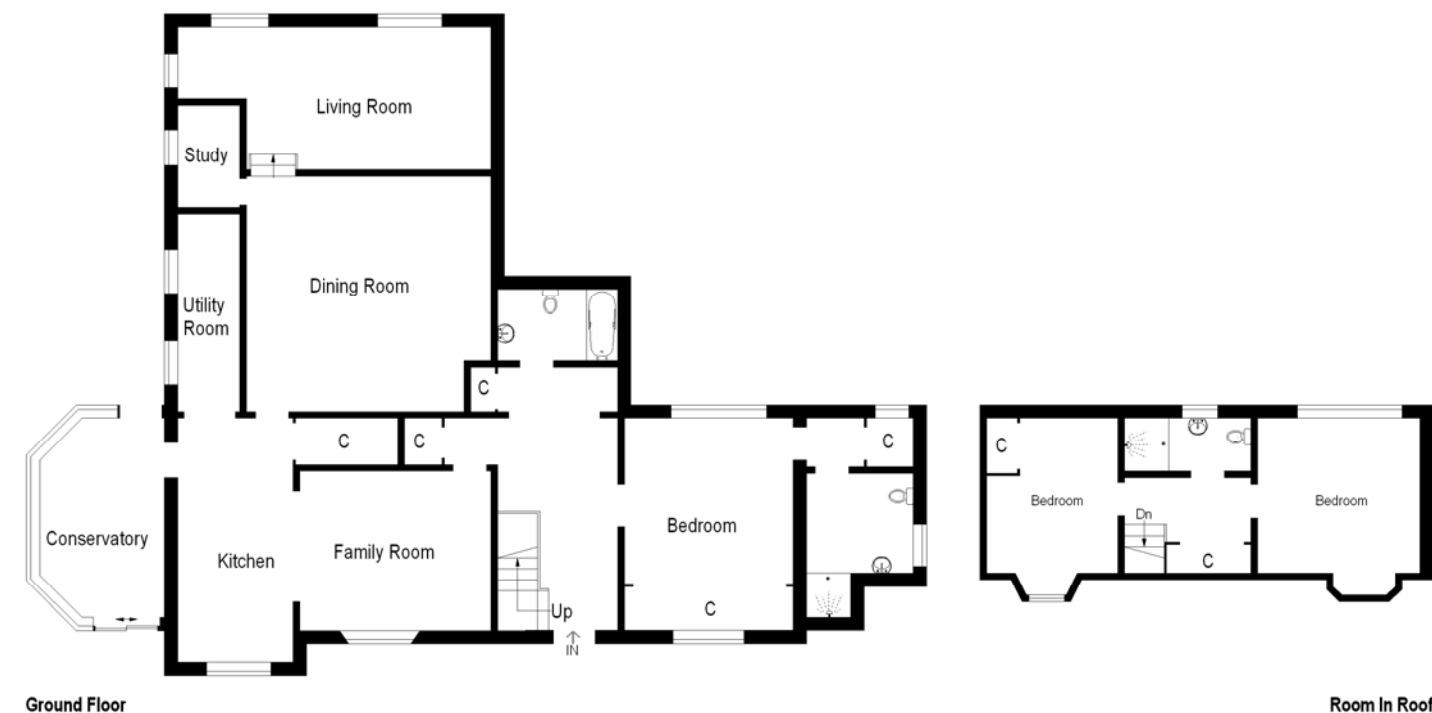
OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN. Fax 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2016 Licence Number 100010747.



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St Andrews 9 miles

Edinburgh 39 miles

Upper Largo 2 Miles

Cupar 8 Miles

Pitcruvie Cottage Upper Largo, Fife



A DELIGHTFUL RECENTLY RENOVATED DETACHED COTTAGE IN RURAL LOCATION WITH WONDERFUL VIEWS

Accommodation:-

Entrance Hall, Large Sitting/Dining Room, Dining Kitchen, Master Bedroom with En-Suite Shower Room and Dressing Room, 2 further Bedrooms, Study, Family Bathroom, Shower Room.

Conservatory
Double Glazing

LPG Central Heating

Double Garage
Attractive Gardens

139 South Street St Andrews Fife KY16 9UN

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GENERAL DESCRIPTION

Pitcruvie Cottage is an attractive cottage which has been extended in recent years to form a spacious 3 bedroom family home with attractive gardens and spacious garage. The ground floor comprises an open plan living area with dining kitchen and a master bedroom suite. Upstairs are two further bedrooms and a shower room. It benefits from double glazing, modern insulation and LPG central heating throughout.

SITUATION

Pitcruvie Cottage is situated 2 miles north of Upper Largo and nestles to the west of Largo Law. The cottage enjoys a south westerly aspect with panoramic views overlooking Keils Den, Largo Law and the Firth of Forth beyond. The cottage is in an idyllic rural location yet is easily accessible to the central motorway network.

A range of day to day services can be found in Lundin Links while more sophisticated and comprehensive facilities can be found in St. Andrews (9 miles).

Primary schooling is available in Upper Largo with secondary schooling at Anstruther and Leven.

The nearest railway station is at Markinch (5 miles) allowing swift access to Edinburgh and beyond.

DIRECTIONS

From St Andrews follow the A915 Largo Road South. In Upper Largo at the T-Junction turn right towards Leven. At the next crossroads turn right at the war memorial and continue up the hill. Go over the next cross road and Pitcruvie Cottage is on your left.. For route planning the post code is KY8 5QQ.

PARTICULARS OF SALE

The property is entered through a hardwood door with stained glass panel into:-

Entrance Hallway Brass picture light. Understair cupboard. Walk in cupboard housing meters. Smoke alarm. Radiator.
20'11" x 8'8"
6.37m x 2.64m

Sitting/Dining Room (W, S) Split level with large picture windows to west. Beamed ceiling. Alcove with mirror. Remote controlled *Calor* gas fire with slate hearth, stone surround and wooden mantle. 2 telephone points. 2 T.V. points. Picture lights. 5 Radiators. French doors to terrace.
28'8" x 23'
8.74m x 7.01m

Sitting/Dining Room (W, S)
28'8" x 23'
8.74m x 7.01m



Bathroom (W)
8'9" x 5'4"
2.67m x 1.62m

Split level with large picture windows to west. Beamed ceiling. Alcove with mirror. Remote controlled *Calor* gas fire with slate hearth, stone surround and wooden mantle. 2 telephone points. 2 T.V. points. Picture lights. 5 Radiators. French doors to terrace.



Study (S)
7'9" x 4'7"
2.35m x 1.39m

Shelving. Telephone point. Radiator.

Dining Kitchen (E)
23'6" x 18'1"
7.16m x 5.51m

Extensive floor and wall units with solid wood doors. Breakfast bar. Stainless steel double sink and drainer. Tiled splash back. *Neff* electric hob, extractor hood, electric double oven and grill. *Bosch Excel* dishwasher. *Dimplex* fan heater. 2 *Myson* heaters. Vinyl floor. Telephone point. Radiator.



Traditional Pantry Shelving. Fluorescent light.
8'3" x 4'
2.52m x 1.22m

Utility Room (S) Floor units. Belfast sink and drainer. *Vokera* LPG central heating boiler. Shelving. Radiator.
9'6" x 4'8"
2.9m x 1.42m

Conservatory (S, E and W) Electric fan. Vented 5 layer poly carbonate roof. Window seat. Oak floor. French doors to terrace. Door to garden. *Dimplex* heater. T.V. point. Radiator.
12'8" x 12'7"
3.86m x 3.82m



From entrance hall a door leads to:-

Master Bedroom (W) Two mirrored wardrobes. 2 Telephone points. Radiator.
13'5" x 12'8"
4.09m x 3.85m



Dressing Room (W) Mirrored hanging wardrobe. Radiator.
8' x 3'8"
2.44m x 1.12m

En-suite Shower Room (N) Fully tiled shower cubicle with *Mira* shower. Wash hand basin. W.C. *Newlec* extractor fan. Shaving point. *Dimplex* extractor fan. Partly tiled.
7'11" x 5'11"
2.42m x 1.8m

Attractive timber stairs with wooden balustrade leads to:-

Landing (E) *Velux* window. Walk in linen cupboard with shelving. Smoke alarm.
8'9" x 4'5"
2.67m x 1.35m

Bedroom 2 (W, E) Double aspect with dormer and picture window. 3 eaves cupboards. Telephone point. Spotlight. *Dimplex* storage heater. Radiator.
11'11" x 9'9"
3.63m x 2.97m



Bedroom 3 (E, W) Double aspect with dormer and picture window. 3 eaves cupboards. Extensive storage. Telephone point. Spotlight. *Dimplex* storage heater. Radiator.
12'1" x 11'11"
3.68m x 3.63m

Shower Room (W) *Mira Sport* shower in cubicle. W.C. Wash hand basin. *Newlec* extractor fan. *Dimplex* heater. Radiator.
7'10" x 4'
2.38m x 1.22m