

Sitting Room French doors. Radiator.
(S, W x 2)
16'5" x 15'2"
5.01m x 4.62m



**Bedroom 4/
Study (N)** Laminate floor. Radiator.
10'8" x 5'
3.26m x 1.53m



OUTSIDE

To the front of the property has a large gravel parking area. There is also a paved sun terrace and borders with shrubs. A small timber store is adjacent to the north gable.



View of surrounding countryside

VIEWING

Strictly by appointment with the Selling Agents - 01334 479479.

ENTRY

Entry by mutual agreement.

FIXTURES AND FITTINGS

All fitted floor coverings, blinds and white goods are included in the sale.

SERVICES

Mains electricity. Private water. Oil fired central heating. Drainage to septic tank. Telephone line.

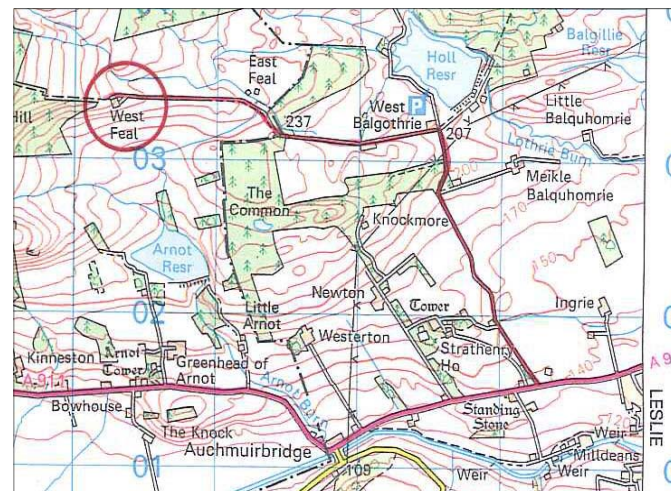
COUNCIL TAX

Council Tax Band for the property is C. The current amount being paid for the year 2008/2009 is £1,029.33. The banding is currently due for re-assessment.

ASKING PRICE

Offers over £220,000 are invited.

OFFERS TO:- Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.



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 2008 Licence Number 100010747.

Scotlandwell 4 Miles

West Feal Cottage, By Scotlandwell Kinross-shire

Kinross 10 Miles

Edinburgh 31 Miles

Perth 20 Miles



A STEADING COTTAGE IN AN ELEVATED POSITION WITHIN ATTRACTIVE OPEN COUNTRYSIDE.

Accommodation:

Sitting Room, Family/Kitchen/Dining Room, 3 Bedrooms (One En-Suite)
Bedroom 4/Study, Family Bathroom.

**Oil Fired Central Heating
Double Glazing
Paved Terrace
Gravelled Parking Area**

139 South Street St Andrews Fife KY16 9UN

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GENERAL DESCRIPTION

West Feal Cottage was formed from a converted farm steading building and modernised five years ago to form a comfortable dwelling. Lying over 2½ miles from the public road up a part tarmac driveway, its remoteness is a rare find, yet the neighbouring farmhouse and second steading house form a cluster of three dwellings in the lea of Bishop Hill. With a bright and airy feel it has a formal sitting room, family/kitchen/dining room and three double bedrooms in addition to a study/bedroom.

SITUATION

Situated only 5 miles from Kinnesswood it allows easy access to the central motorway network. Kinnesswood has a shop/garage/post office for day to day facilities and Perth is only 20 miles distant. Kinross has an excellent leisure centre and secondary school. Portmoak has a primary school. Although it is a remote situation Edinburgh in only a 40 minutes car drive away.

The area is highly renowned for the quantity and diversity of its bird life. The cottage also offers the opportunity for a wide variety of outdoor pursuits such as gliding, walking, cross country running, mountain biking and high quality field sports including a wealth of choices for the fisherman. The area around the cottage is rightly famous for its fine views of, for instance the Bass Rock, the Forth road and rail bridges and the Pentland Hills. Four reservoirs are within walking distance of West Feal and Loch Leven is only minutes away.

DIRECTIONS

From Kinnesswood follow the A911 towards Glenrothes. About 1 mile after Auchmuirbridge turn left onto a single track road sign posted for Lomond Hill Fisheries and reservoirs. At the small crossroads turn left towards Bishop Hill. Follow the stone driveway until the end passing 2 cattle grids. Continue round West Feal Farm Steading and the cottage can be found on the left. For route planning the post code is KY6 3JL.

PARTICULARS OF SALE

The property is entered through a half glazed stable door into:

Vestibule Laminate floor. Radiator.
5'5" x 4'2"
1.66m x 1.27m

Astragalled door leading to front hall:

Corridor (W) Smoke alarm. Radiator. Spotlights.
25' x 3'
7.68m x 0.91m

Astragalled door leads to Kitchen/Dining/Family Room:

Kitchen/Dining/Family Room (N, S, E, W)
23'10" x 17'5"
7.27m x 5.3m

Floor and wall units. Island with floor units and deep *Belfast* sink. Glass display unit. Walk-in cupboard with *White Knight* tumble drier, *Hotpoint* Aquarius washing machine, *Hotpoint* freezer and access to loft. Walk-in cupboard with shelving. Integrated *Integra* fridge. *Professional* 6 burner stainless steel range with stainless steel chimney extractor hood *Hoover* dishwasher. Laminate floor. Smoke alarm. Radiator x 3. Coat hooks. *Velux* x 4



From the kitchen an astragalled door leads to a back porch.

Porch (W) Astragalled back door leads to paved terrace.
3'8 x 3'
1.12m x 0.91m

Bedroom 3 (E)
9'9" x 9'9"
2.99m x 2.99m

Wardrobe with shelving and hanging space. Radiator. *Velux*.



Bedroom 2 (E x 2)
9'10 x 9'6"
3m x 2.91m

Wardrobe with shelving and hanging space. Radiator. *Velux* x 2.



Family Bathroom (E)
9'9" x 5'7"
2.99m x 1.71m

Bath with power shower over. W.C. Wash hand basin with tiled splashback. Bidet. Chrome towel radiator. *Advent* extractor fan. Part tiled. Large wall mirror. Mirrored wall cabinet. Tiled floor. Access to loft. *Velux*.



Bedroom 1 (Ex 2)
13'11" x 8'8"
4.25m x 2.64m

Extensive mirrored wardrobes. Cupboard housing hot water cylinder and *Worcester Danesmoor* oil fired 12/14 boiler. TV point. Radiator. *Velux* x 2.



En-suite Shower Room
9'5" x 4'
2.89m x 1.23m

Large shower cubicle with power shower. Wash hand basin. W.C. Chrome towel radiator. Stainless steel wall cabinet. *Emma* extractor fan. Fully tiled. Large wall mirror.



Hall
9'3" x 5'10"
2.83m x 1.78m

Smoke alarm. Spot lights. Access to loft. BT point.