



**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

**Blinkbonny Farm Steading**

EAST OF LINDORES, FIFE, KY14 6JE



# EAST OF LINDORES, FIFE

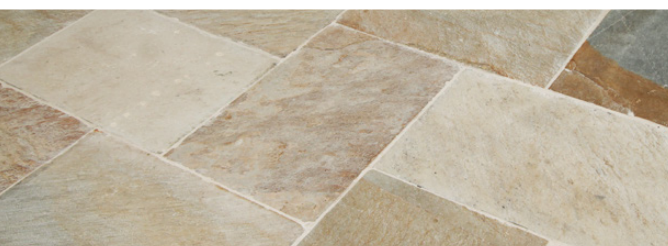
Blinkbonny Farm Steading stands in a wonderful elevated position with spectacular views over the surrounding countryside. Newburgh, three miles and Cupar, seven miles, between them offer an excellent range of shops, restaurants, supermarkets and the like. In terms of city facilities there is good road access to both Perth, fifteen miles and Dundee, sixteen miles, whilst a short drive to the East lies the ancient and historic university town of St. Andrews which also offers an excellent selection of services and is also a major tourist destination. The nearby hamlet of Dunbog is a thriving community with a popular church and a very highly regarded primary school.

Blinkbonny Steading is surrounded by glorious Fife countryside which is home to an array of wildlife and in terms of recreational pursuits offers great scope for walking, cycling, riding and of course golf with many highly rated courses within easy reach. These include: Ladybank, Leven, Lundin Links, Scotsraig and Kingsbarns as well as the many fine courses in and around St. Andrews where the Old Course regularly hosts the Open Championship.

Schooling is available locally at Dunbog and Cupar with private schooling being provided at St. Leonards in St. Andrews, the High School of Dundee and several well regarded schools in the Perth area. There are railway stations at Ladybank, Cupar, Leuchars, Markinch and Perth with Edinburgh Airport no more than forty-five minutes to the South. The busy regional airport of Dundee offers a good selection of short haul flights.







Part Exchange available. McEwan Fraser Legal is delighted to offer this beautifully presented and quietly located two storey stone and slate house with accommodation extending over 2500 sqft. beautifully situated in this unique development. The property offers a flexible layout and accommodation consists of four double bedrooms, three reception rooms and three bathrooms with an outstanding view directly over countryside. At this stage you have the option of picking all internal finishing's including bathrooms and kitchen. Plot 2 is available to view to see quality of finishing's. Site plans and layouts will be available to view with the client on site.

To the front of the property is a grassed garden which will have fencing up to separate gardens on the site with steps up to a driveway with off-street parking for several vehicles and to the side is an oil tank for the fuel. There is also use of the woodland opposite, which will be available for the residents to use and explore. To the rear of the property will be a communal courtyard with uninterrupted views over the surrounding countryside with a low maintenance feel to it.

Directions - From Perth and the West follow the A913 through Newburgh, Abernethy and Lindores. Approximately one mile after leaving Lindores turn left at the sign for Blinkbonny.

From Cupar take the A913 north-west for Perth. At the crossroads with the A92 go straight across still following signs for Perth and continue along the A913 for approximately three miles before turning right at the sign for Blinkbonny.

Follow this private road and go past Blinkbonny House and the adjacent Gardeners Cottage, go past the driveway to Blinkbonny South and follow the road for another 300 yards past Blinkbonny Cottages and Blinkbonny Steading is a short distance beyond.

PLEASE NOTE: ALL INTERNAL PHOTOGRAPHS, 3D FLOOR PLAN AND DIMENSIONS ARE OF PLOT 3



# BLINKBONNY FARM STEADING

"...beautifully presented and quietly located two storey stone and slate house..."



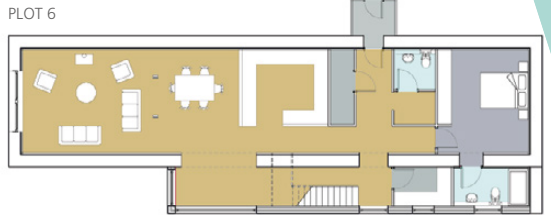
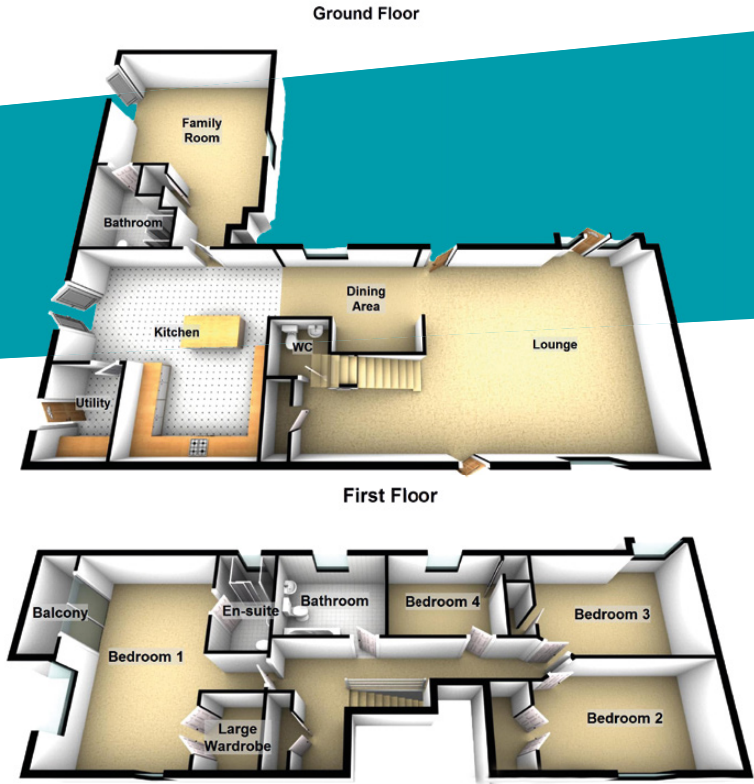


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# FLOOR PLANS

Approximate Dimensions  
(Taken from the widest point)

Lounge	7.00m (23') x 5.80m (19')	Large Wardrobe	1.94m (6'4") x 1.60m (5'3")
Kitchen	5.85m (19'2") x 5.80m (19')	Bedroom 2	4.95m (16'3") x 2.90m (9'6")
Dining Area	4.20m (13'9") x 3.70m (12'2")	Bedroom 3	4.60m (15'1") x 3.45m (11'4")
Family Room	7.30m (23'11") x 5.30m (17'5")	Bedroom 4	3.25m (10'8") x 2.45m (8')
Utility	2.45m (8') x 1.95m (6'5")	Bathroom	2.75m (9') x 2.20m (7'3")
Bedroom 1	5.90m (19'4") x 3.90m (12'10")	Bathroom 2	3.05m (10') x 2.45m (8')
En-suite	2.90m (9'6") x 1.60m (5'3")	WC	1.66m (5'5") x 1.55m (5'1")



2D Floor Plans for Plots 4, 5 and 6







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Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

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Text and description  
**JAMES KEET**  
Surveyor



Professional photography  
**LEIGH ARMOUR**  
Photographer



Layout graphics and design  
**REBECCA DALE**  
Senior Designer