



## EDEN VALLEY COTTAGE

FREUCHIE, KY15 7HT

**£335,000**  
FREEHOLD

Looking for country living then we have a very special new home for sale... An Extended Traditional Semi-Detached Villa full of charm & character situated within mature generous gardens with large, gated driveway providing off street parking for several cars in a much-loved village location. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a stunning modernised family home retaining its period character comprising: Canopied Entrance - Entrance Hall - Sitting Room with Ingelwood effect fireplace - Generous Modern Dining Kitchen - Utility Room - Four Double Bedrooms - Modern bathroom & Modern Shower-Room. Benefitting from DG ( 2016 ) - GCH ( Worcester Boiler ) - EPC D - HOME REPORT £335,000. Externally beautifully landscaped mature/ established gardens to front & rear with stream running through. Early Viewing Highly Recommended.



**home sweet home**  
estate agents  
your local property experts

# EDEN VALLEY COTTAGE

- STUNNING EXTENDED TRADITIONAL SEMI DETACHED VILLA • DG ( 2016) - GCH ( Worcester Boiler) - EPC D • FOUR DOUBLE BEDROOMS • SITTING ROOM WITH INGENOOK FIREPLACE • GENEROUS DINING/ FAMILY KITCHEN • FAMILY BATHROOM & SHOWER-ROOM • LARGE DRIVEWAY - PRIVATE MATURE GARDENS • SUPERB FAMILY HOME • UPGRADED TO RETAIN PERIOD CHARACTER • VIEW NOW!



## FULL DESCRIPTION

Looking for country living then we have a very special new home for sale... An Extended Traditional Semi-Detached Villa full of charm & character situated within mature generous gardens with large, gated driveway providing off street parking for several cars in a much-loved village location. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a stunning modernised family home retaining its period character comprising: Canopied Entrance - Entrance Hall - Sitting Room with Ingelwood effect fireplace - Generous Modern Dining Kitchen - Utility Room - Four Double Bedrooms - Modern bathroom & Modern Shower-Room. Benefitting from DG ( 2016) - GCH ( Worcester Boiler) - EPC D - HOME REPORT £335,000. Externally beautifully landscaped mature/ established gardens to front & rear with stream running through. Early Viewing Highly Recommended.

## LOCATION

The beautiful village of Freuchie is a very desirable location with a thriving community. With excellent commuter links with easy access to the main arterial road networks in East Central Fife, St Andrews, Cupar, Dundee, Edinburgh & beyond. With excellent rail links via mainline rail stations at Ladybank/ Markinch & Cupar. Freuchie itself offers a range of facilities including nursery & primary school & secondary school catchment at Bell Baxter, Cupar. Bowling Club, Pubs with variety of shops.

## CANOPIED ENTRANCE

Stunning timber canopied entrance with slate tiled roof.

## ENTRANCE HALLWAY

Well presented with Oak doors to all accommodation over 2 levels. Laminate floor.

## SITTING ROOM

Spacious & bright main public room with feature Inglenook style fireplace, stone hearth/ inlay with timber floating mantle. DG security door with tilt/ turn function. Wood store. Wall lighting. Carpet.

## GENEROUS DINING/ FAMILY KITCHEN

Generously proportioned perfect entertaining space able to accommodate a range of furniture. Modern wall & base cabinetry, wipe clean worktop surface, inset sink. Integrated 5 burner gas hob, double oven, microwave, washing machine & slim dishwasher. Fridge freezer. Breakfast bar. 4 DG windows to rear with garden aspect. Downlighting. Laminate floor.

## REAR HALL - UTILITY ROOM

Security door to garden. Utility/ larder store space.

## INNER HALLWAY

Oak doors. Downlighting. Worcester boiler housed. Laminate floor.

## BEDROOM 1

Spacious main double bedroom with fitted wardrobes & drawer units. DG window to front. Coved edging. Carpet.

### **BEDROOM 2/ SNUG**

Flexible fourth double bedroom currently utilised as second sitting room. DG windows to rear. Coved edging. Carpet.

### **MODERN SHOWER-ROOM**

Modern suite to include large walk-in shower, wet wall & glass screening. Wash hand vanity unit, low level wc. Downlighting. Extractor fan. Chrome towel radiator.

### **FEATURE STAIRCASE TO FIRST FLOOR**

Bespoke oak balustrade & spindles.

### **BEDROOM 3**

Bright & airy third double bedroom features fitted wardrobes in eaves. DG windows to front with open aspect. Carpet.

### **BEDROOM 4**

Well-presented fourth double bedroom. Fitted wardrobes/ stores in eaves. DG windows to front with open aspect. Carpet.

### **FAMILY BATHROOM**

Comprising bath with overhead shower, screen. Wash hand basin, low level wc. DG window. Storage in eaves. Chrome towel radiator.

### **OFF STREET PARKING**

Timber gated driveway stone chipped provides off street parking for several cars.

### **FRONT GARDEN**

Landscaped mature grounds with feature bridge over

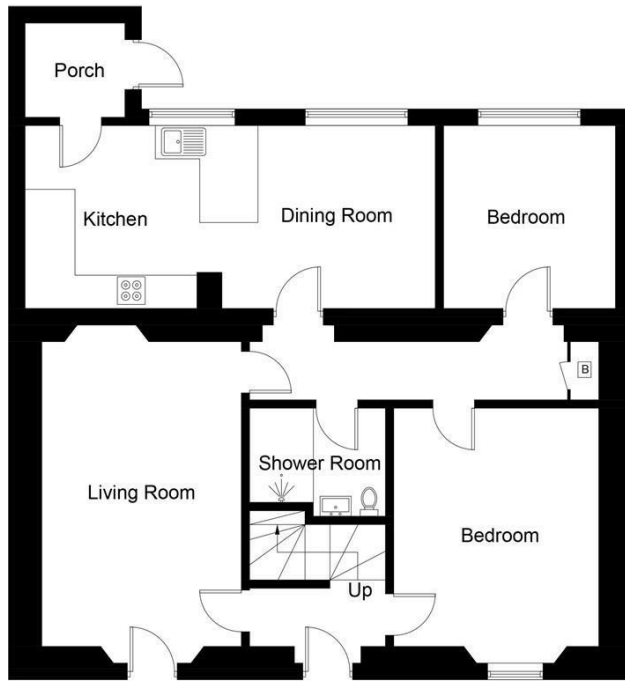
stream bounded by plants/ shrubs & trees. Front lawn bordered by gravel path. Attractive iron gate provides access to rear.

### **REAR GARDEN**

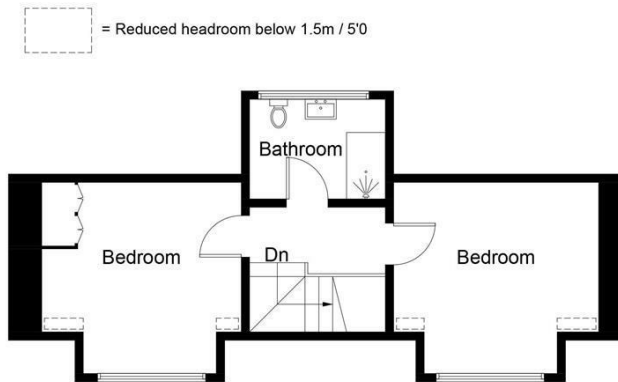
Private enclosed garden laid to lawn, patio, bordered by plants, shrubs. 2 Timber sheds.

## **EDEN VALLEY COTTAGE**





**Ground Floor**



**Attic**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212742)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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