

Thorntons
The right way to move



West Brickhouse, Main Street, Newton of Falkland, KY15 7QX

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Thorntons are delighted to bring to the market this attractive circa 1900's semi-detached villa located in the popular village of Newton of Falkland.

This property was extended in the 1980's to create a spacious, comfortable three bedroom family home with two formal living spaces and private rear garden. The accommodation comprises on the ground floor; entrance hall, sitting room with open fireplace and stripped wood floor, this room opens into the family/dining room which also has the stripped wood floor, window to the front and patio doors opening onto the rear garden. The kitchen is located off the sitting room and has fitted units at base and wall level with free standing white goods (dishwasher, washer/drier machine and fridge/freezer) which are to be included in the sale but no warranties or guarantees will be provided. Upstairs there are three bedrooms all with fitted wardrobes, a home office/study and separate spacious family bathroom with three piece suite. To the rear of the property is an excellent sized garden which has a large area of lawn, patio area and is fully enclosed with side gate access making this ideal for young children or pets. EPC Rating: D.

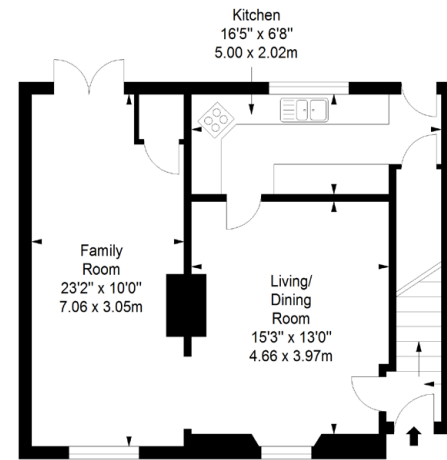


Newton of Falkland is a hamlet located between the villages of Freuchie and Falkland, where there is local primary schooling and shops. For the commuter there is excellent access on to the A92 for travel north and south of Fife to Dundee and Edinburgh. There are also train stations at either Markinch or Ladybank. Close by is The Royal Burgh of Falkland in the heart of the Kingdom of Fife which exudes a unique sense of history and charm. These characteristics led to Falkland being recognised as the first conservation village in Scotland. Its narrow streets, pantile roofs and charming little houses continue to make Falkland one of the most attractive small burghs in Scotland whilst traditional shops, pubs and eating places provide a range of services and products. Further specialised shopping can be found in nearby Glenrothes.

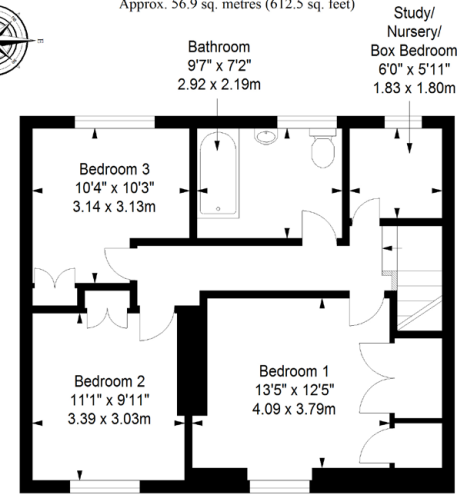




Ground Floor
Approx. 56.5 sq. metres (608.2 sq. feet)



First Floor
Approx. 56.9 sq. metres (612.5 sq. feet)



Total area: approx. 113.4 sq. metres (1220.7 sq. feet)

Travel Directions

From the A92, travel through the village of Freuchie and the next village you come to is Newton of Falkland. West Brickhouse is located on the right hand side, just after The Village Hall as indicated by our For Sale Board.