



Thistle Cottage, Cross Wynd, Falkland, KY15 7BE

Offers Over £250,000



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**OFFERS OVER**  
**£250,000**

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This Thistle Cottage is a Semi-Detached listed Cottage located on two levels with enclosed garden to the rear and within the heart of the historic village of Falkland with views toward the East Lomond. Falkland is a desirable, historic village which is situated at the foot of the East Lomond. The village offers many amenities including shops, restaurants, public houses, tearooms and Primary schooling. The historic Falkland Palace and its grounds are a short walk from the property. The property is entered from the front into the entrance vestibule where a door leads into the W.C., wash hand basin and opaque window. A further door from the vestibule leads into the lounge which offers a fireplace with hearth. Windows to the front and side. The kitchen is fitted with light coloured base and wall units with co ordinating work surfaces and stainless-steel sink and drainer. Gas hob with extractor above and electric oven. Space for appliances. Small storage cupboard and further large walk-in cupboard housing the central heating boiler. Windows to the front and rear. From the lounge a staircase leads to the upper level. Bedroom one offers windows to the front

and side and bedroom two offers a window to the rear. The shower room is fitted with a W.C., wash hand basin and shower cubicle with mixer shower. To the front wrought iron gates lead into a parking space for one vehicle. The garden is located to the rear which is laid to lawn with trees and shrubs. Courtyard seating area.





- Semi detached two storey cottage
- Central position within the historic village
- Lounge
- Dining kitchen
- W.C.
- Two bedrooms on the upper level
- Shower room
- Gas central heating
- Double glazing
- Enclosed parking to the front and delightful garden to the rear

### **INCLUDED**

Mains water, drainage, gas and electricity

### **SERVICES**

All fitted carpets and fitted floor coverings

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: C**

**FLOOR AREA: 990.00 SQ FT**







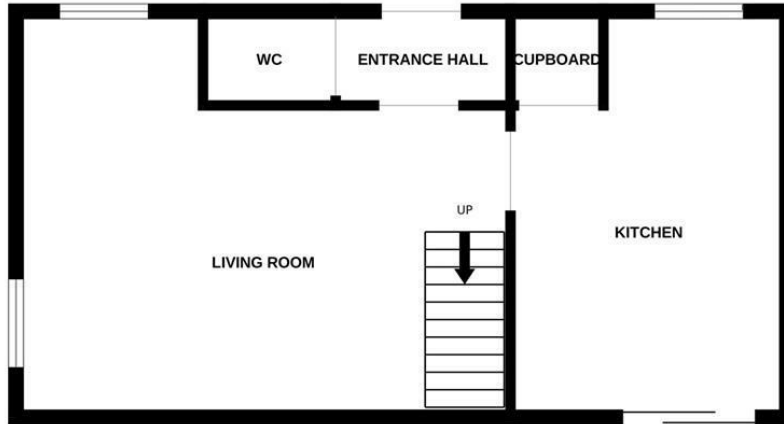
## Room Sizes

*Approximate measurements*

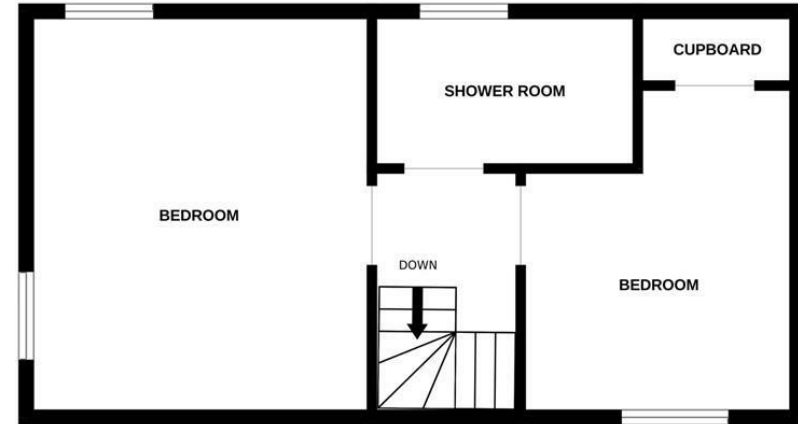
Living room	18'5" x 15'3"
Kitchen	11'10" x 15'10"
W.C.	4'11" x 2'7"
Bedroom	12'11" x 15'8"
Shower room	9'10" x 6'0"
Bedroom	9'9" x 13'8"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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without any obligation.

Contact our Property Department  
at any of our offices.