

8 Parliament Square

KINGSKETTLE, CUPAR, FIFE, KY15 7PD



Beautiful three-bedroom extended cottage in the heart of the village



01592 800 695



www.mcewanfraserlegal.co.uk

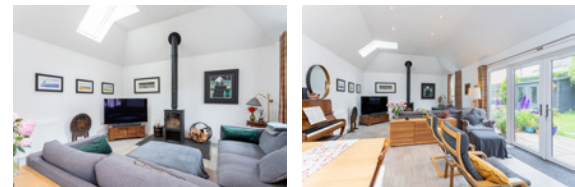


info@mcewanfraserlegal.co.uk



Nestled within generous garden grounds that sweep around the property, 8 Parliament Square is a beautifully maintained three-bedroom detached cottage, sympathetically extended to offer a spacious family home.

THE LOUNGE/DINER



Upon entry, a welcoming inner hallway connects to all accommodations. The extension at the front is the heart of the home, a stunning open-plan kitchen, dining area and lounge, with French doors that open onto a secluded garden, perfect for summer entertaining. The dining room/lounge is a masterpiece with vaulted ceilings, Velux windows, and a beautiful log burner.

THE KITCHEN



The kitchen is well-appointed with multiple wall and base-mounted integrated appliances, with a rear door leading to the secluded courtyard.





Three large double bedrooms each offer ample space for free-standing furniture. The fully tiled three-piece shower room is conveniently located off the hall. Throughout the home, generous storage is a key feature.

THE SHOWER ROOM



BEDROOM 1

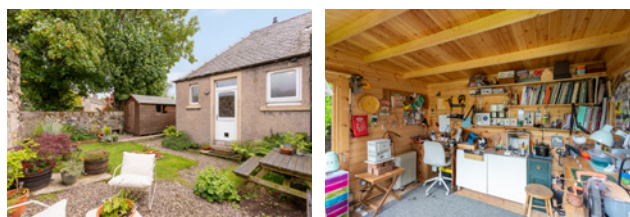


BEDROOM 2

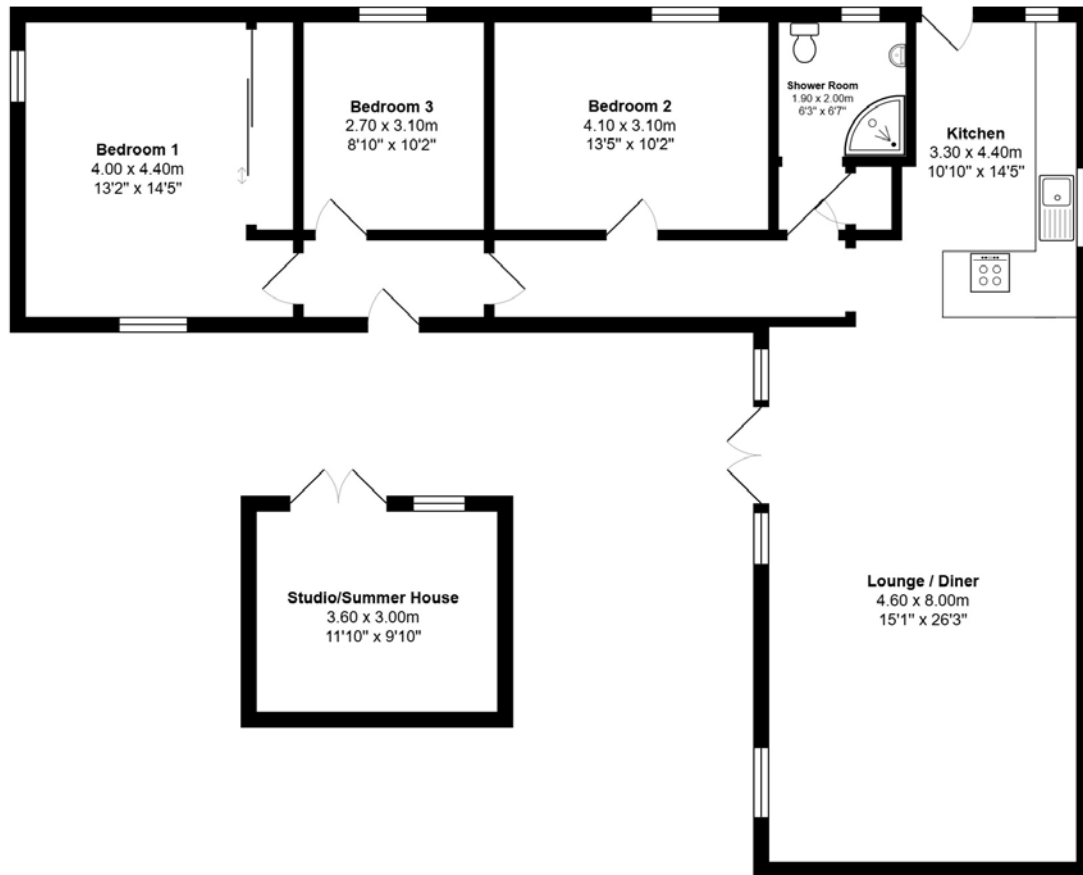


Outside, mature shrubs, lawn, and a charming summer-house currently being used as a studio create a tranquil retreat. This cottage is a perfect blend of traditional charm and modern family living, truly a must-see.

EXTERNALS

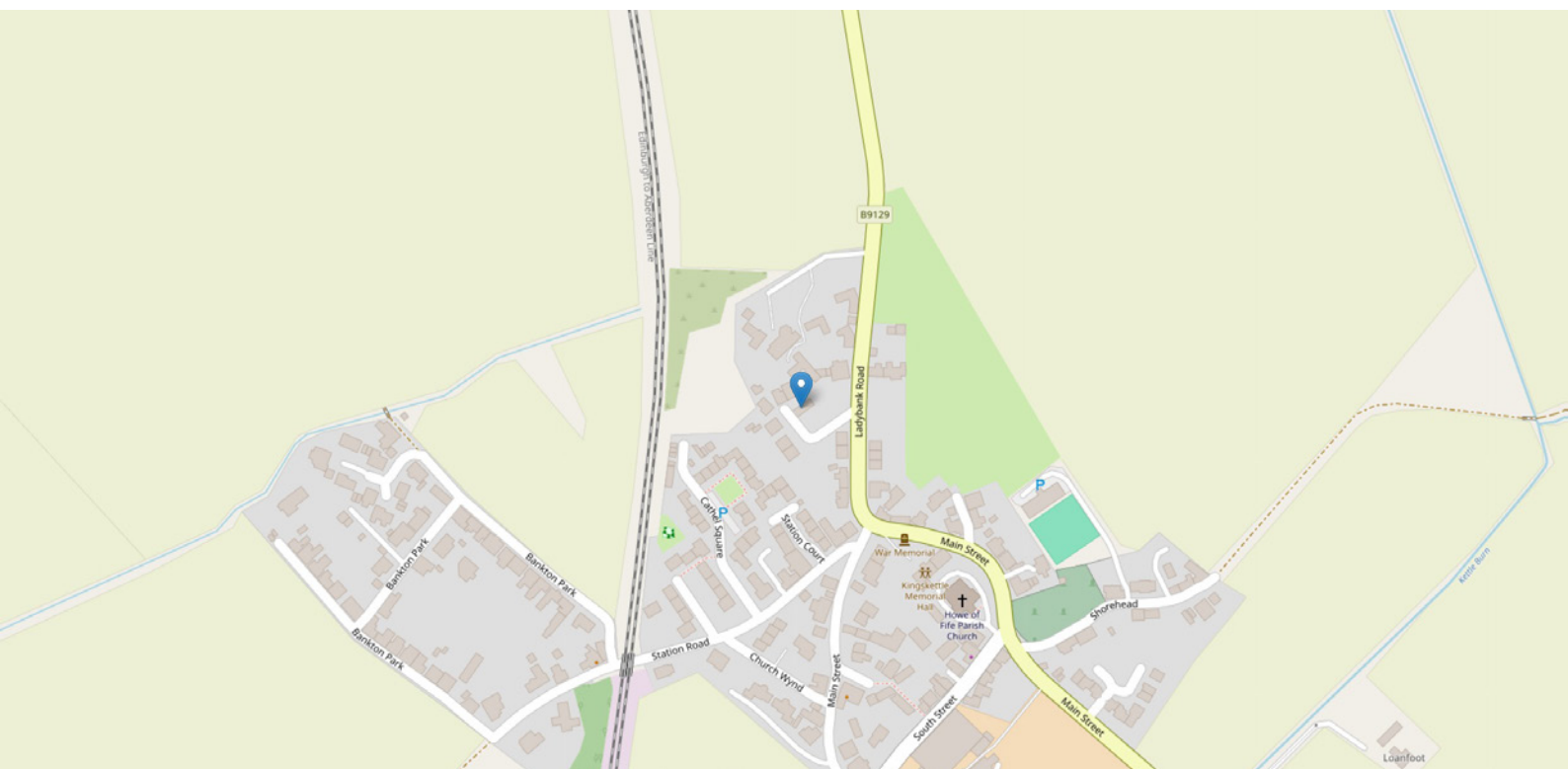


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m² | EPC Rating: D



THE LOCATION

The popular village of Kingskettle sits in the Howe of Fife, a short distance to the south-west of the county town of Cupar. Kingskettle Primary School is a welcoming village school known for its strong sense of community and supportive learning environment. The local village of Kettlebridge provides a good selection of local services and amenities, including a shop, an award-winning Italian restaurant, church and play area. Nearby, Ladybank has a sizeable shop (Spar), library, health centre, garage and train station which can take you direct to London, Edinburgh, Aberdeen, Dundee and Perth. Nearby Balmalcom also has an award-winning microbrewery/bar. A wider and comprehensive offering is available in the city of Glenrothes and the bustling county market town of Cupar.





Kingskettle's superb central location offers good access to all parts of Fife and beyond. St. Andrews is no more than twenty-five minutes to the east, approximately sixteen miles. The cities of Dundee, approximately nineteen miles and Perth, approximately twenty-one miles, are about thirty minutes to the north, with Edinburgh, thirty-seven miles, about forty-five minutes to the south. Train stations are available at Ladybank, Cupar and Markinch, giving the commuter a wide choice. The outstanding, picturesque rolling countryside that surrounds Kingskettle offers an enchanting mix of hill, river, woodland, farmland and coastline, making the area ideally suited for the outdoor enthusiast and country pursuits. The area is renowned for golf, with many prestigious courses nearby, including the Old Course at St. Andrews. The nearby Ladybank golf course is highly rated and regularly hosts final qualifying for the Open Championship. Good state schooling is available locally, with private schooling being provided at St. Leonards in St. Andrews, the High School of Dundee and several schools in and around the Perth area.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.