



Lada Cottage Lower Floor, Den Of Lindores, Cupar, KY14 6HT

Offers Over £87,500

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Lada Cottage Lower Floor, Den Of Lindores, Cupar,
KY14 6HT

Many thanks for your interest with Lada Cottage Lower Floor, Den Of Lindores, Cupar, KY14 6HT.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Den of Lindores is a peaceful rural hamlet in north-west Fife, surrounded by beautiful countryside and enjoying a relaxed village atmosphere.

The nearby town of Newburgh provides a range of everyday amenities, local shops and services, while the wider area offers excellent opportunities for walking and enjoying the outdoors.

The location is well placed for commuting, with straightforward road links towards Perth, Dundee, Cupar and Edinburgh. Nearby attractions include historic Lindores Abbey and Lindores Abbey Distillery, adding to the character and heritage of the area.

An ideal setting for those looking to enjoy countryside living while remaining within easy reach of larger towns and cities.



Property Summary

Lada Cottage is a deceptively spacious and well-presented one-bedroom property enjoying a peaceful setting in Den of Lindores, with attractive countryside views and a surprisingly versatile layout.

The accommodation includes a comfortable lounge with stylish, a generous double bedroom and a modern bathroom. The inner hallway offers excellent additional space and could easily be used as a home office or study area.

The kitchen is well arranged with good storage and includes a large cupboard which offers excellent potential to be used as a separate utility space.

To the rear, the property benefits from private decking together with its own private garden, providing a lovely outdoor area to relax and enjoy the stunning surrounding views.

Further benefits include double glazing, electric heating and dedicated parking.

Offering plenty of space, a peaceful outlook and flexible accommodation, Lada Cottage would make an excellent first-time purchase, downsizing option or countryside retreat.

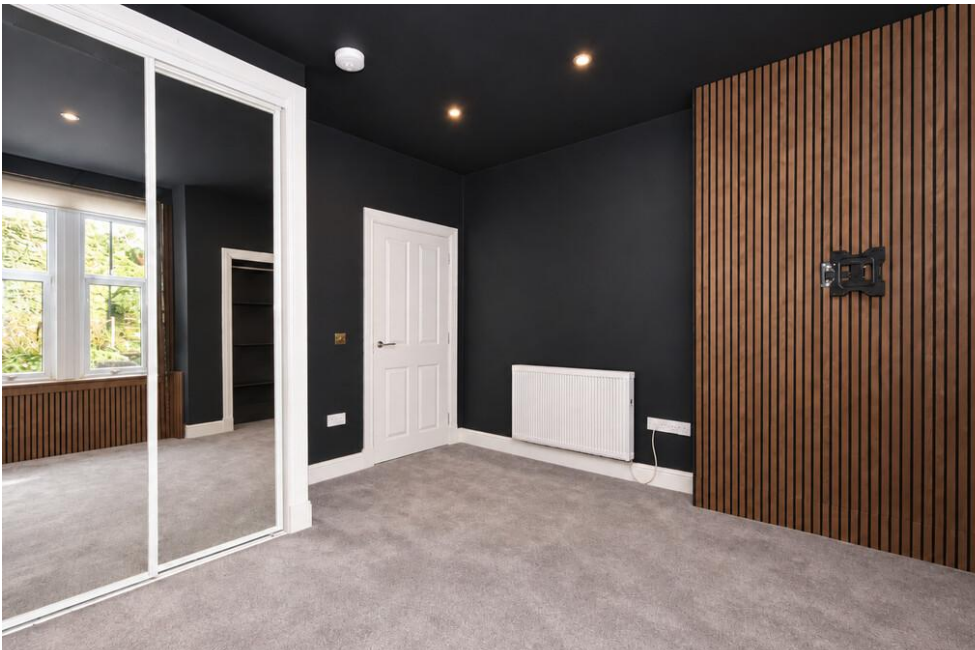


Key property features

- ✓ Deceptively spacious one-bedroom property
- ✓ Peaceful setting in Den of Lindores
- ✓ Well-presented accommodation throughout
- ✓ Generous double bedroom
- ✓ Inner hallway offering ideal home office space
- ✓ Large kitchen cupboard with utility room potential
- ✓ Private rear decking area
- ✓ Private garden with stunning countryside views
- ✓ Double glazing, electric heating and dedicated parking
- ✓ Chain free









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

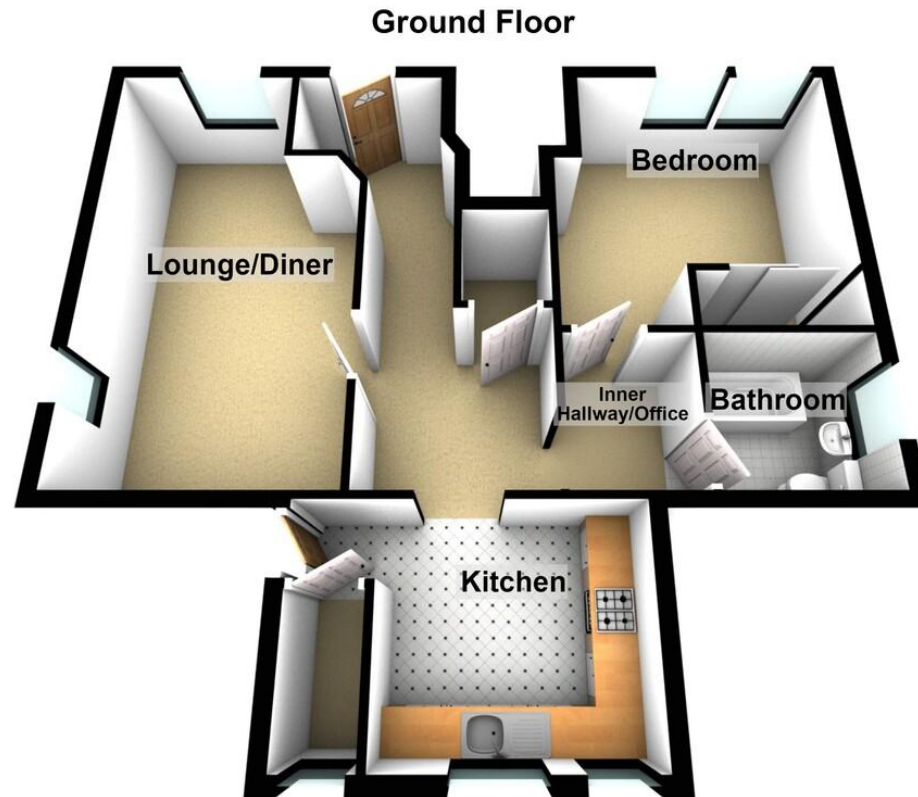
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

HALL

LOUNGE/DINER

11' 1" x 19' 10" (3.38m x 6.05m)

KITCHEN/BREAKFAST ROOM

14' 6" x 9' 4" (4.42m x 2.84m)

CUPBOARD

2' 9" x 6' 2" (0.84m x 1.88m)

INNER HALL/OFFICE

6' 10" x 6' 10" (2.1m x 2.1m)

BEDROOM

12' 8" x 12' 1" (3.86m x 3.68m)

BATHROOM

6' 10" x 5' 7" (2.08m x 1.7m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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