

Galbraith

NORTH BALDINNIE
CERES, CUPAR, FIFE





NORTH BALDINNIE, CERES, CUPAR, FIFE

Charming rural property with bespoke oak framed extension with outstanding views

St. Andrews 7.5 miles ■ Dundee 15 miles ■ Edinburgh 45 miles

Acreege 4.03 acres (1.63 hectares)

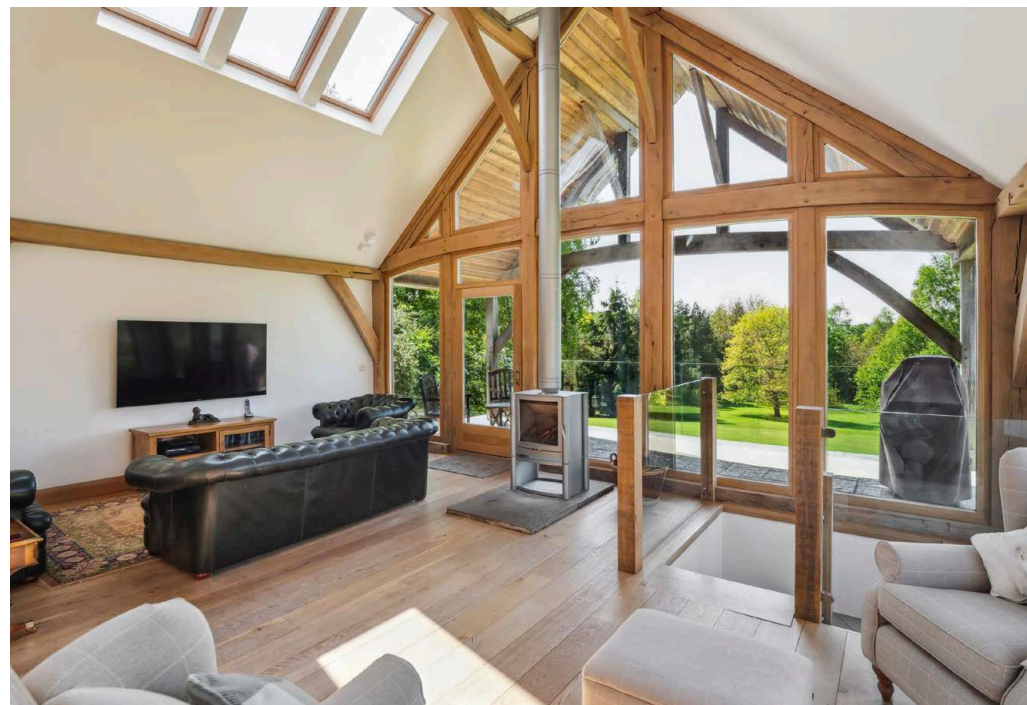
- Open Plan Kitchen/Lounge/Dining leading to terrace. 4 bedrooms (1 en suite), 2 shower rooms.
- Tranquil rural location with view out to the Hill of Tarvit.
- Over 4 acres of amenity ground with pond and burn.
- Bespoke “Grand Design” oak frame extension leading to terrace.
- Highly accessible location near St. Andrews

Offers Over £695,000

Galbraith

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 OnTheMarket





SITUATION

North Baldinnie enjoys a tranquil rural setting between Ceres and Peat Inn in Fife. Enjoying some excellent views to the Grampian mountains, the property is very well placed for accessing St. Andrews, Cupar and the East Neuk. In terms of local amenities, Peat Inn is home to one of Fife's finest restaurants whilst the village of Ceres also offers a good range of shops, cafes and such like. The ancient and historic university town of St. Andrews is less than a fifteen-minute drive to the north-east. Renowned world-wide as the home of golf, the town offers a fine cosmopolitan mix of shops, restaurants, pubs and the like whilst a short distance to the north-west of North Baldinnie lies Cupar, the bustling local market/county town, also with a very good offering of facilities. The city of Dundee is approximately 15 miles to the north with Perth less than forty-five minutes to the north-west. Edinburgh is 45 miles by road to the south.

The glorious rolling Fife countryside that surrounds North Baldinnie is home to an array of wildlife and for the outdoor enthusiast offers ready access to a wide range of recreational activities including walking, riding, cycling and golf. There are many highly rated courses within easy reach including a plethora of top courses in and around St. Andrews including the Old Course which regularly hosts the British Open.



Good state schooling is available locally with private schooling being provided at St. Leonards in St. Andrews along with the High School of Dundee. There are railway stations in Leuchars, Cupar, Ladybank and Markinch with Edinburgh airport just over forty-five minutes to the south. The busy regional airport of Dundee also offers a good range of short-haul flights.

DESCRIPTION

North Baldinnie comprises a country house with a green oak framed extension dating from 2014 which offers a signature living space with glazed doors leading out to a terrace contained by a glazed balustrade with the most outstanding views. Glazed panels have been expertly fitted into the oak frame of the extension and lead up to the cathedral ceiling. The living area also benefits from a stove as well as a generous dining area and kitchen area with a Smallbone units and an electric Aga. Situated off the kitchen is a useful pantry with a built in Smallbone dresser. Stairs lead down from the reception area to garden level accommodation with a sauna room with shower and side access door to the garden.



A broad entrance hallway leads off to a utility room with WC and four bedrooms (1 en suite) and a shower room. The house is largely heated by electric under floor heating.

ACCOMMODATION

Ground Floor: Hall, open-plan kitchen/lounge/dining with glazed doors open to terrace, WC/Cloakroom, utility room, 4 Bedrooms (1 with En-Suite), shower room.

Lower Level: Shower Room and Sauna.

GARDEN AND GROUNDS

Outside the house offers a large double garage, greenhouse and hot tub. The grounds extend to over 4 acres of ground which are largely laid to grass. The garden is fringed by mature trees and shrubs and benefits from an amenity pond and a rumbling burn.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
North Balдинne	Mains	Septic Tank	Freehold	Electric	Band F	E	FTTC	YES

FLOOD RISK

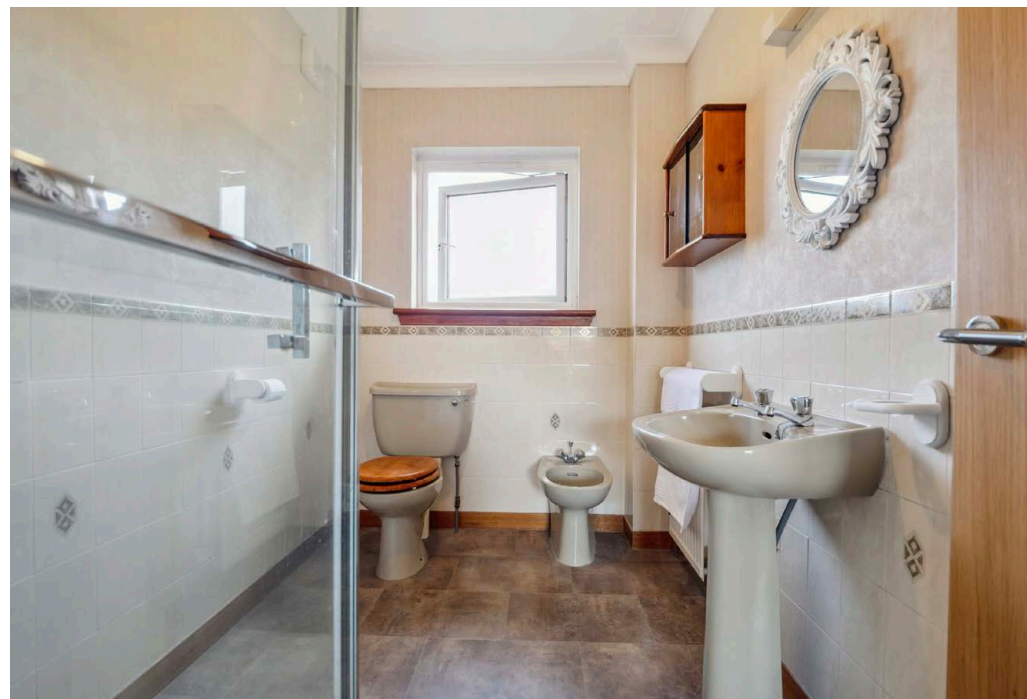
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The property benefits with pedestrian and vehicular access over the private roadway leading from the property to the publicly adopted B940. They have a 1/4 share of the maintenance of this road.

DIRECTIONS

North Balдинne is in a rural location set back off the B940 which runs between Pitscottie and Peat Inn. From Pitscottie follow the B940 up the hill passing North Callange and then turn left onto a shared private track. Continue along the private track for a quarter of a mile and the North Balдинne is situated on the left handside.





POST CODE

KY15 5LE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

workloads.edge.swanky

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

The white goods, hot tub and sauna are included.

VIEWINGS

Strictly by appointment with the Selling Agents.

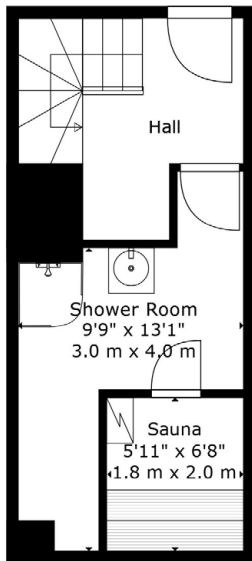
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

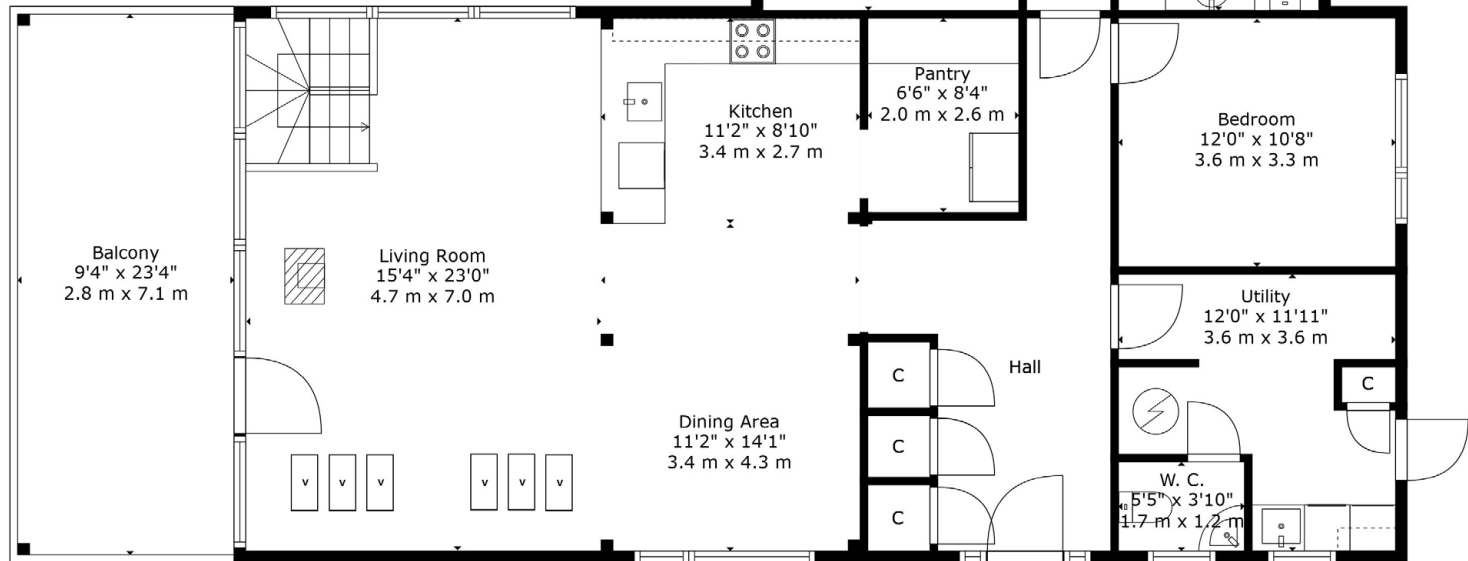
Failure to provide required identification may result in an offer not being considered.







Floor 1



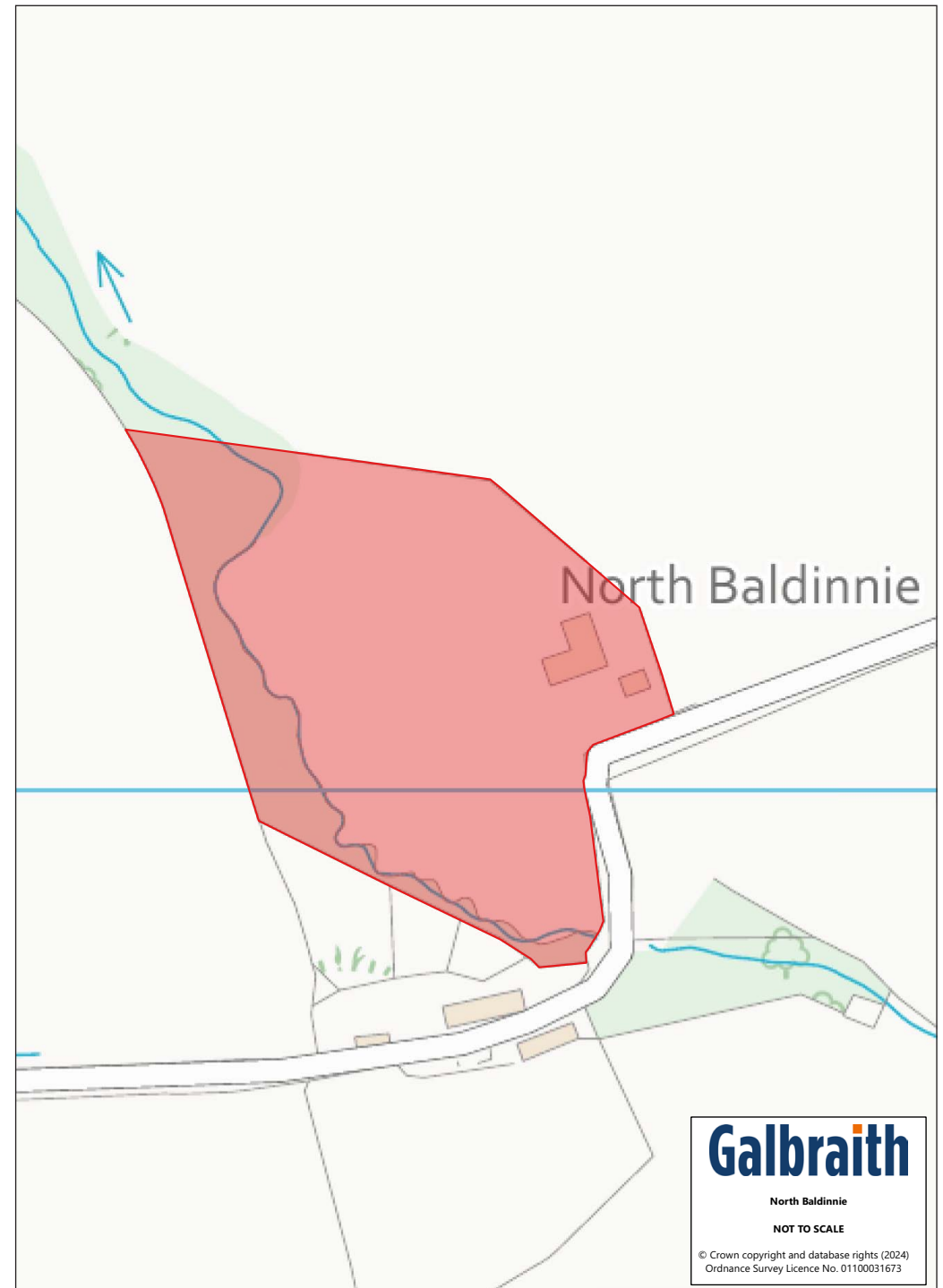
Floor 2



TOTAL: 1983 sq. ft, 184 m2
 BELOW GROUND: 224 sq. ft, 21 m2, FLOOR 2: 1759 sq. ft, 163 m2
 EXCLUDED AREAS: BALCONY: 232 sq. ft, 22 m2

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.





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