

Galbraith



THE YEWS

KILMANY, CUPAR, FIFE



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Spacious 4 bedroom house set in a leafy edge of hamlet situation

Cupar 4 miles ■ Dundee 7 miles ■ St Andrews 10 miles ■ Perth 24 miles

Offers Over £475,000

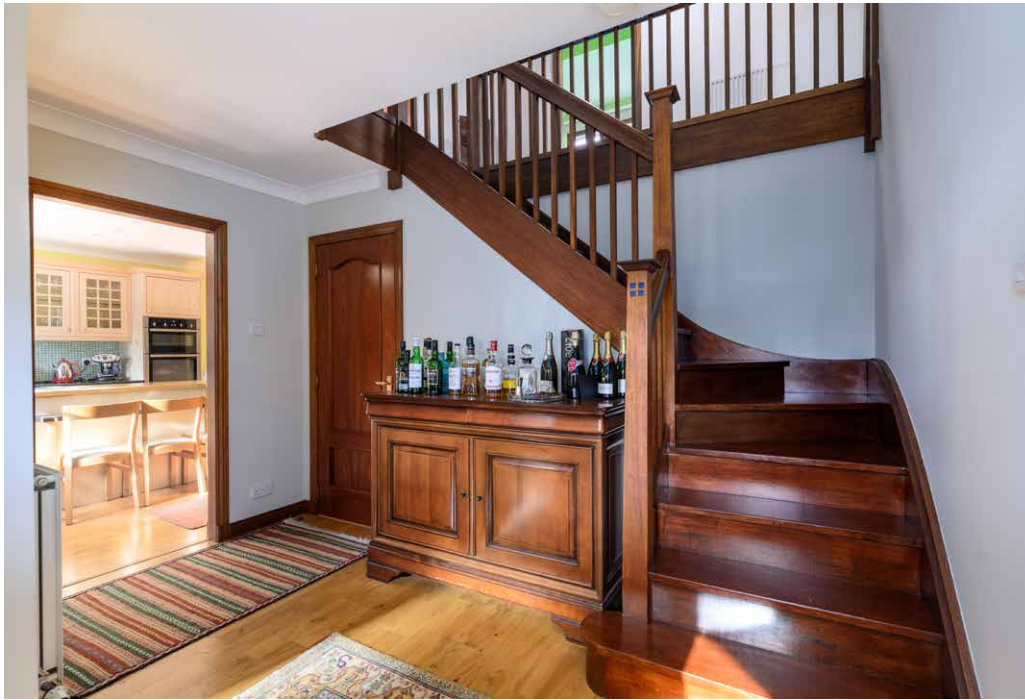
- 2 reception rooms. conservatory. 4 bedrooms (1 en suite), bathroom, WC.
- Integral double garage.
- Private drive and generous parking area.
- Spacious grounds with mature specimen trees.
- Highly accessible location ideal for commuting

Galbraith

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 OnTheMarket





SITUATION

The Yews sits on a leafy edge of the hamlet of Kilmany in North East Fife, a short distance to the north of the popular town of Cupar in North East Fife. Cupar offers a superb range of local facilities and amenities with a good selection of shops, supermarkets, pubs, restaurants and the like, while just a short drive to the east lies the ancient and historic university town of St. Andrews, renowned world wide as the "Home of Golf". Seven miles or so to the north over the River Tay lies Dundee, a city very much on the up which is home to Scott's ship RSS Discovery and the V & A museum. Dundee provides a comprehensive offering of city shops, services and amenities whilst Perth is just over half an hour to the north-west and Edinburgh about a one-hour drive to the south.

Surrounding Kilmany is some particularly fine countryside with a lovely mix of farmland, woodland, hill and river. The area is home to an array of wildlife and provides great scope for the outdoor enthusiast with walking, cycling and riding all readily available. There are many highly regarded golf courses in the area including championship courses at Carnoustie and the Old Course at St. Andrews, both of which regularly host the British Open. Ladybank, The Duke's Course, Kingsbarns, Elie, Lundin Links and Crail are also nearby, whilst the wide open spaces of the Lomond Hills and the pretty fishing villages of Fife's quaint East Neuk such as Anstruther, Pittenweem and St Monans are within comfortable driving distance. In terms of days out there are good sandy beaches at St. Andrews, Elie, Kingsbarns and Tentsmuir, along with a number of popular National Trust for Scotland properties, including Hill of Tarvit, Falkland Palace and Kellie Castle.

There are railway stations in Cupar, Leuchars and Ladybank with Edinburgh airport about one hour to the south. The regional airport at Dundee offers a good selection of short haul flights.



DESCRIPTION

Approached through an imposing hedged entrance from the heart of the attractive village, The Yews was built in 2001 in a retrospective Arts and Crafts style. The accommodation is beautifully proportioned and laid out over two levels extending to circa 205 sqm. The ground floor boasts warm toned engineered oak throughout which, together with the abundance of windows, combine to make the house feel both bright and cosy. The entrance hall leads through glazed doors into a large sitting room taking up the whole depth of the house and has windows to both the north and south. There is a multifuel stove and chimney breast installed in 2011 in keeping with the style of the house. A large conservatory opens off the living room and on the other side, the dining room has French windows onto the garden at the back of the house. The kitchen/breakfast room is accessed from both the hall and the dining room and comes with integrated Neff appliances, including an induction hob, double oven, dishwasher and fridge-freezer. To the rear of the kitchen, the utility room has a door to the double garage.

A mahogany staircase takes you to the first floor. The landing leads to the master bedroom with an en suite bathroom and fitted wardrobes, and three further double bedrooms. The family bathroom also has both a shower and a bath. A Megaflow hot water system is found in the airing cupboard.

The garden is thoughtfully planted with many colourful shrubs and mature trees including the majestic yews that give the house its name, ensuring both privacy and a sense of space. In front of the garage is parking for two cars, with further parking on the gravelled area. To the west of the garden is found a small glazed garden shed.



ACCOMMODATION

Ground Floor: Hall, kitchen/dining room, dining room, living room, conservatory, utility room, WC.
First Floor: 4 bedrooms (1 en suite), bathroom.

GARDEN AND GROUNDS

The house sits in lovely established garden grounds. Beautifully planted, the garden offers mature trees, shrubs, flowers, lawns, pathways, a shed, and seating areas. In addition, the front garden boasts a large driveway, which in turn gives access to an integral double garage with electric doors, a window and a door to the rear.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band G	D	FTTC	YES

FLOOD RISK

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

DIRECTIONS

From the A92 take the main turning signed posted for Kilmany and Foodieash and continue for a short distance. The entrance to the Yews is on the left just before the Jim Clark statue.

POST CODE

KY15 4PT

WHAT3WORDS

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

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The light fixtures, curtains, curtain poles and blinds are included. The triple wardrobe on bedroom 3 is available by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

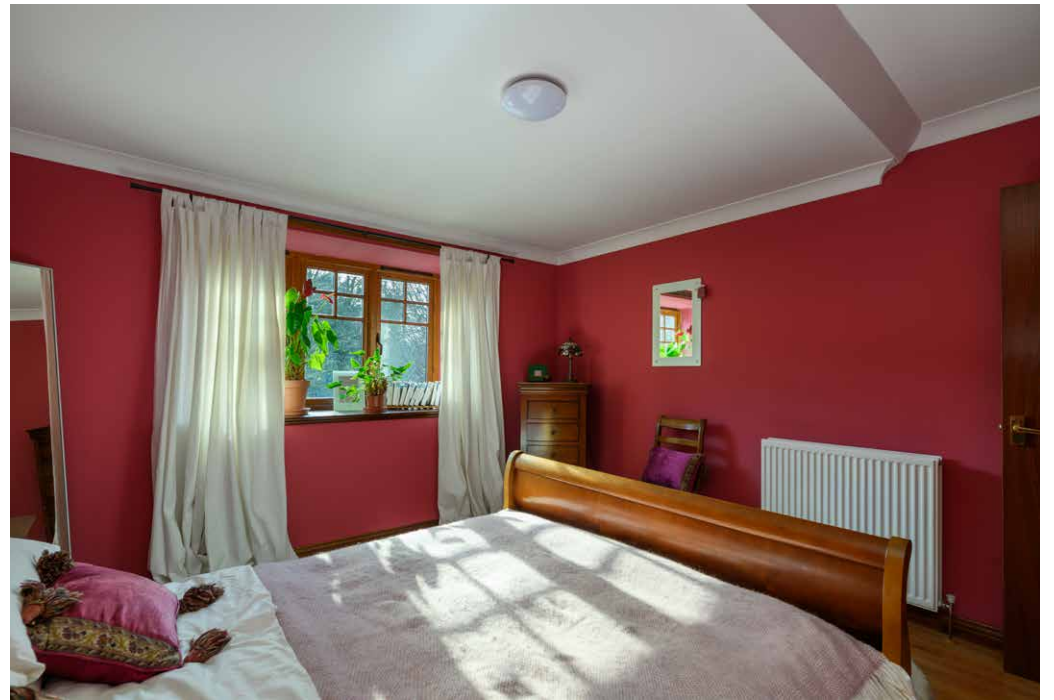
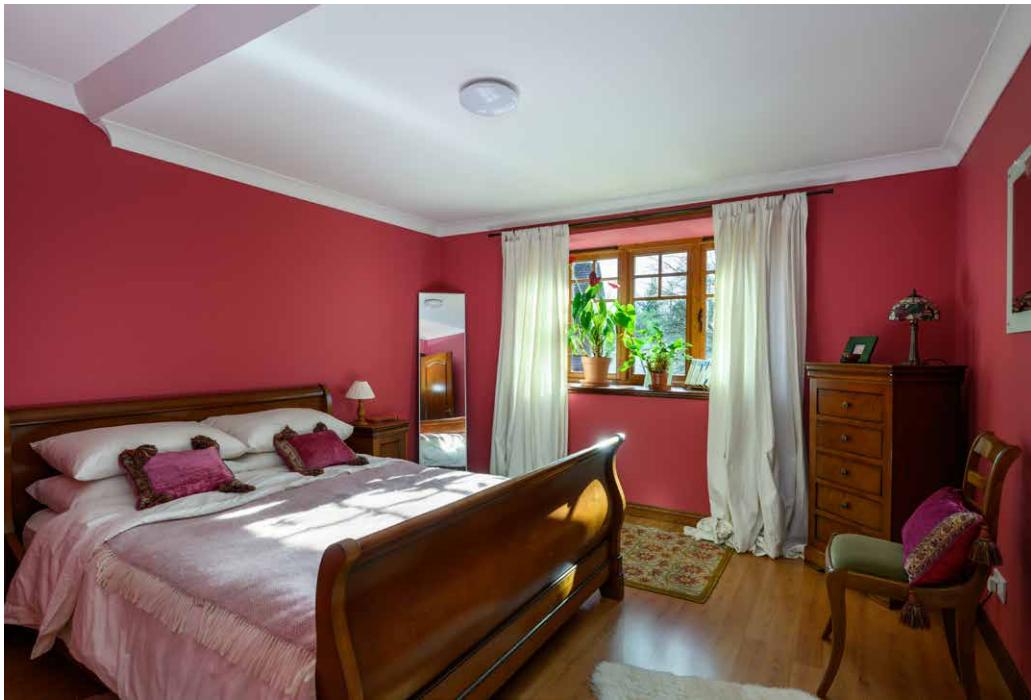
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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

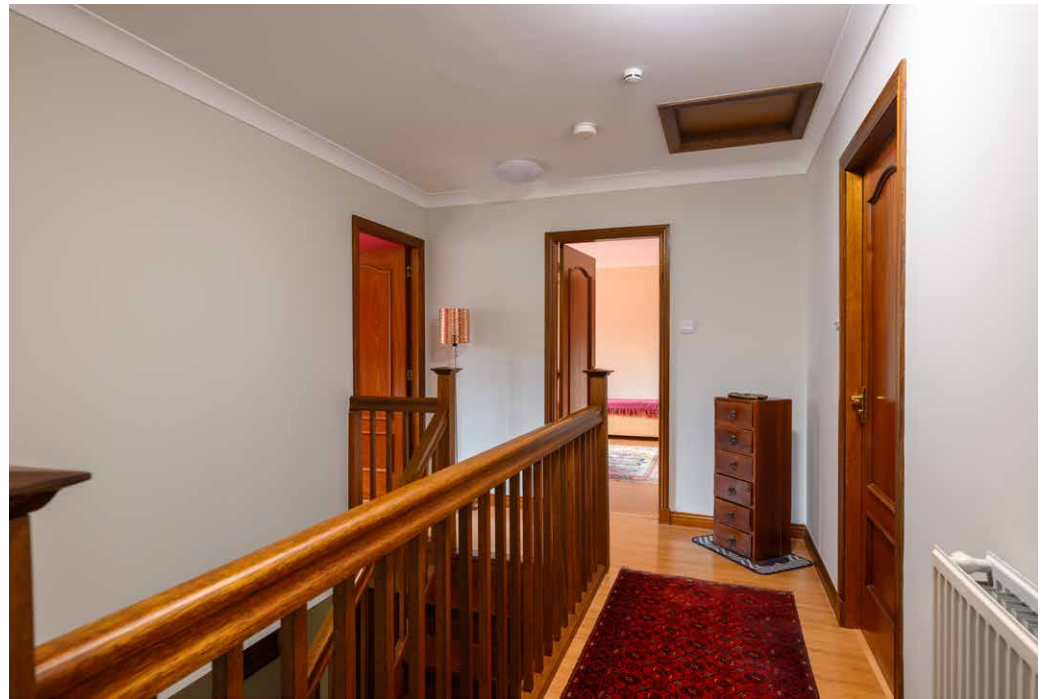
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





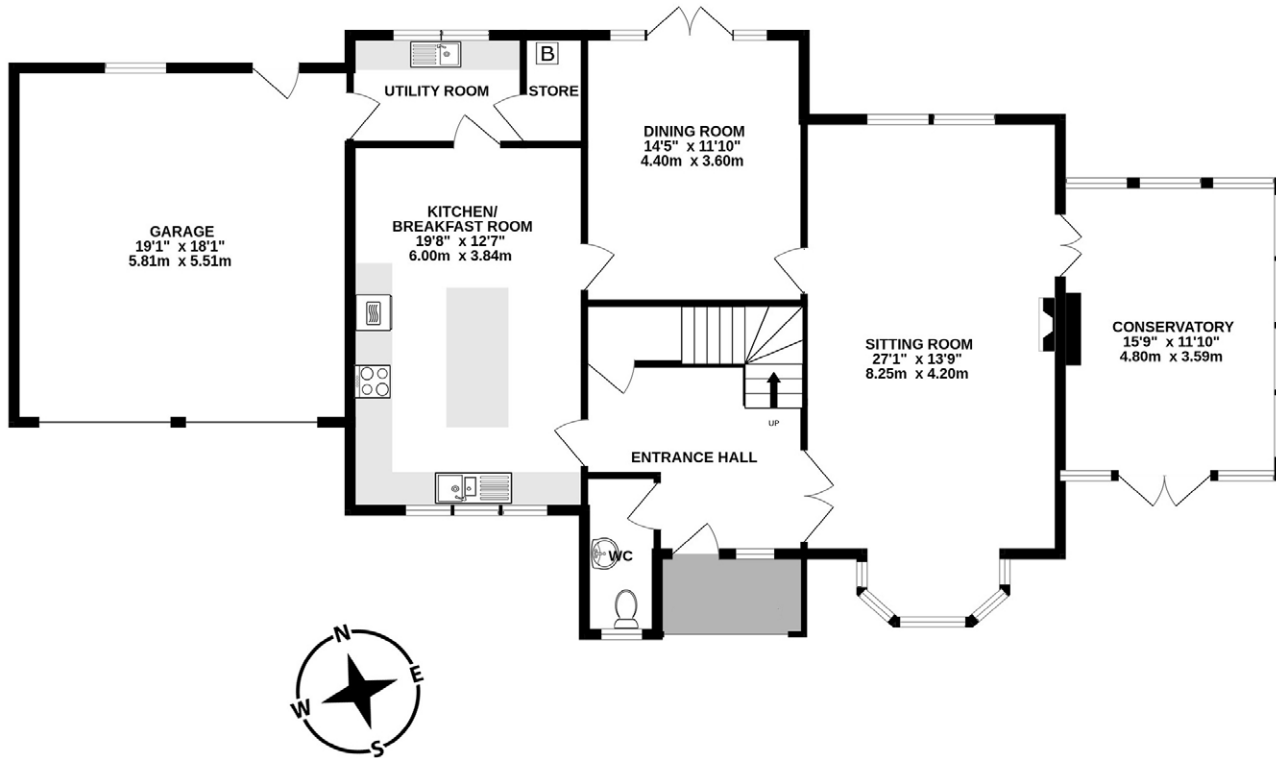


IMPORTANT NOTES

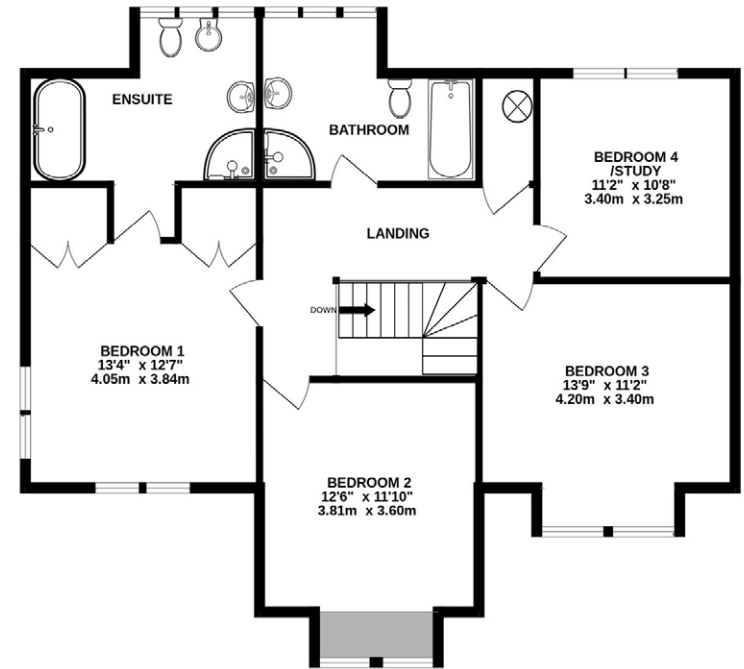
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 March 2025.



GROUND FLOOR
1540 sq.ft. (143.1 sq.m.) approx.



1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2532 sq.ft. (235.2 sq.m.) approx.

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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