



# ROSSIE GAMEKEEPERS COTTAGE

LADYBANK, CUPAR, FIFE

**Galbraith**







## ROSSIE GAMEKEEPERS COTTAGE, LADYBANK, CUPAR, FIFE

Outstanding extended country cottage set in over 5 acres of ground in a tranquil rural location.

Edinburgh 39 miles ■ Perth 17 miles ■ St. Andrews 17 miles

- 2 reception rooms. 4 bedrooms. Shower room. Bathroom. Utility room.
- Modern double garage with concrete floor and potential for other uses.
- Large garden with parking area.
- Paddock of rough grass and mature woodland.
- Tranquil location rural location ideal for commuting.

Acreage 5.6 acres (2.26 Ha)

**Galbraith**

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 OnTheMarket



## SITUATION

Rossie Gamekeepers Cottage is situated in a tranquil rural location looking out over Rossie Moss in a highly secluded position, north-west to the village of Ladybank in central Fife. With fine panoramic southerly views to the Lomond Hills, the villages of Ladybank and Auchtermuchty provide a good range of local services and amenities, with the Fife market town of Cupar offering a wider range of services just a ten minute drive to the east. In terms of city facilities both Perth and Dundee are within comfortable driving distance whilst the ancient and historic university town of St. Andrews is no more than a twenty minute drive to the east, with a cosmopolitan mix of shops, hotels and restaurants. From Kinloch there is rapid access to the main M90 motorway which provides access to Edinburgh, with Aberdeen and Glasgow also within comfortable driving distance.

The glorious rolling Fife countryside that surrounds the property is home to an array of wildlife and for the outdoor enthusiast, offers easy access to a wide range of recreational pursuits including riding, walking, cycling and golf, with many highly rated courses within easy reach including Ladybank, Leven, Lundin Links and the many renowned courses in and around St. Andrews. The Old Course at St. Andrews is regular host to the British Open. In terms of days out the wide open spaces of the Lomond Hills are close at hand along with Fife's interesting and varied coastline.

Good state schooling is available locally with private schooling being provided at St. Leonards in St. Andrews, Dollar Academy, The High School of Dundee and a number of highly rated schools in and around Perth including Glenalmond and Strathallan. There are main line railway stations in Ladybank, Cupar and Markinch with Edinburgh airport less than forty five minutes to the south. The busy regional airport at Dundee also offers a good range of short haul flights.

## DESCRIPTION

Rossie Gamekeepers Cottage is built of cavity brick and part stone with white painted walls under a largely pitched slate roof and offers accommodation over two levels extending to about 142 sqm. The original property dates back to pre 1950 with more recent alterations/extensions in 2006 and 2009.

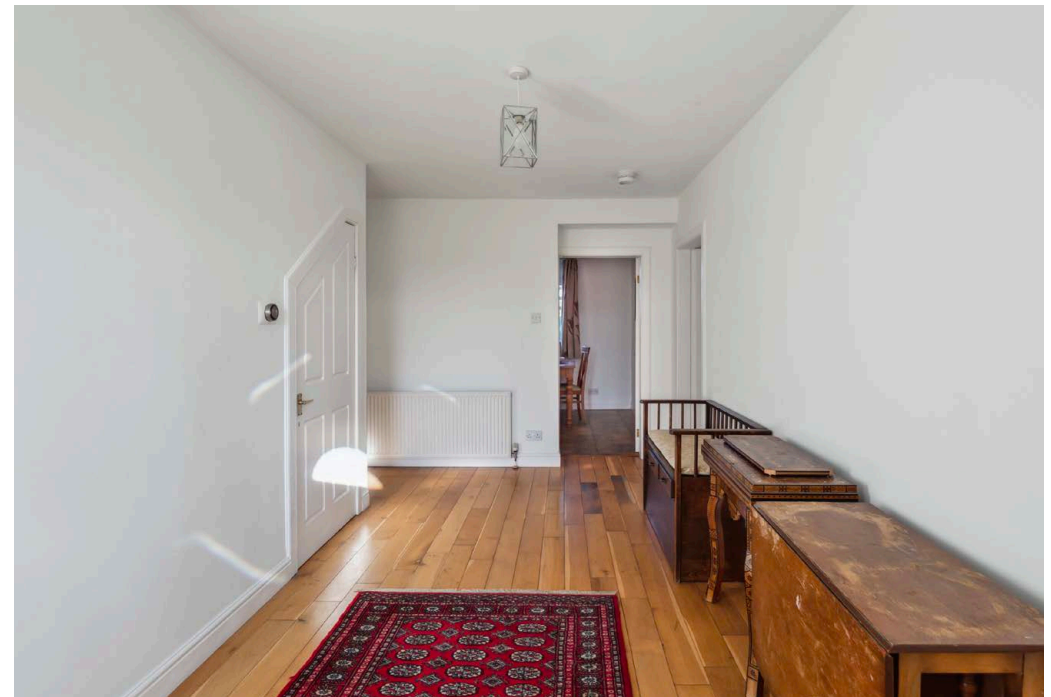
A broad hallway lies at the heart of the house, which benefits from hardwood flooring and leads off to a bright living room with open fireplace. Also situated off the hall are two bedrooms, dining room and a staircase leading up to additional bedroom accommodation on the first floor. The dining room leads through to the kitchen and onto the utility room. The shower room is accessed from the back hallway where there is a further door leading to the outside of the property.

There are two bedrooms on the first floor which benefit from Velux windows and have outstanding views. There is excellent storage and a family bathroom which completes the accommodation.

## ACCOMMODATION

GROUND FLOOR: Entrance Hall, Office/Bedroom, Living Room, Bedroom, Kitchen, Dining Room, Utility Room, Shower Room.

FIRST FLOOR: Two Bedrooms, Family Bathroom.







### GARDEN AND GROUNDS

The property is surrounded by a stone wall and timber fencing and is mainly laid to lawn. There is a detached double garage of roughcast block under a pitched and tiled roof. Access is via an up and over electric door, and there is also a timber pedestrian door. Flooring is of painted concrete and electric is installed.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Rosie Gamekeepers Cottage	Mains	Mains	Private	Freehold	Oil boiler	Band D	Band D

\*\*Openreach have recently confirmed that they will install R-100 super-fast broadband to property by the end of February 2024\*\*

### DIRECTIONS

From the Melville Lodges Roundabout take the turning for the A91 and continue for about 3 miles. After passing through Trafalgar Junction and the turning for Giffordtown and Collesie, take the next turning on the left signposted for Charlottetown. Continue on this minor road for about a quarter of a mile (passing the entrance to Rossie House). The turning leading to the track to Rossie Gamekeepers Cottage is on the right hand side.

### POST CODE

KY15 7UZ

### WHAT3WORDS

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

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### ACCESS

Rosie Gamekeepers Cottage has a right of access over the access track to the public road, which is owned by a neighbour and is used occasionally by the neighbour and a farmer.

### 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.









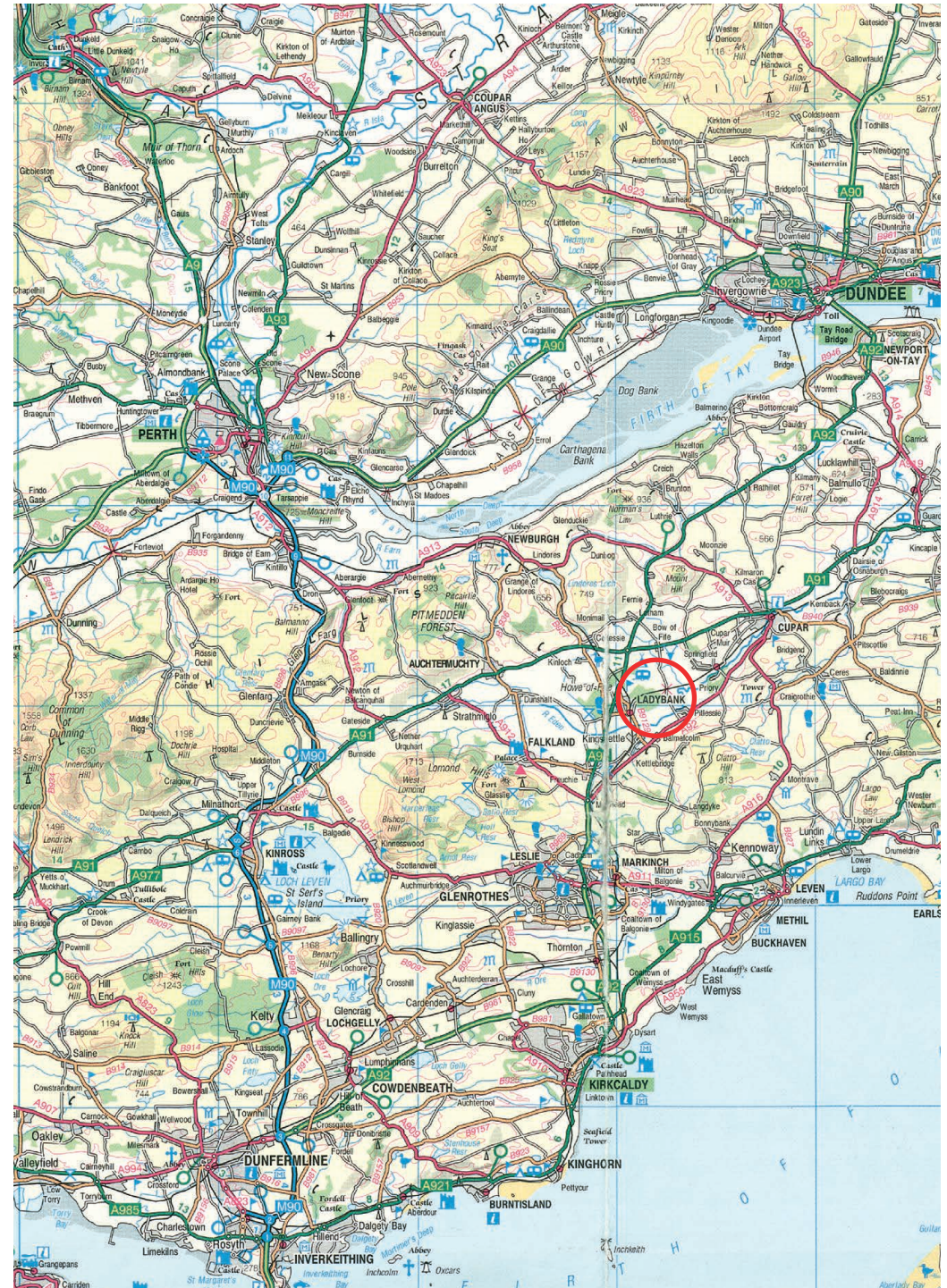






## IMPORTANT NOTES

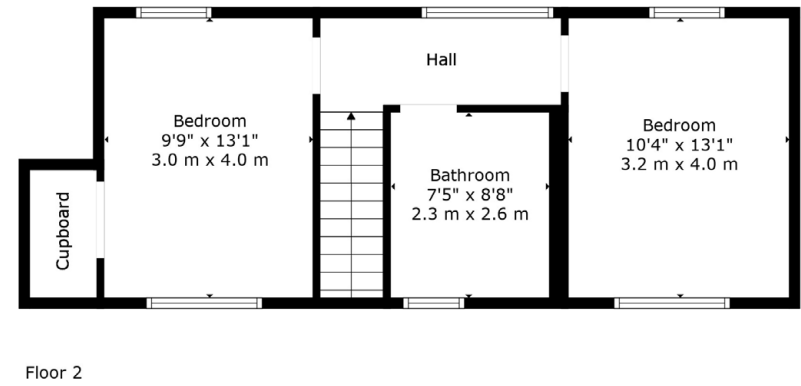
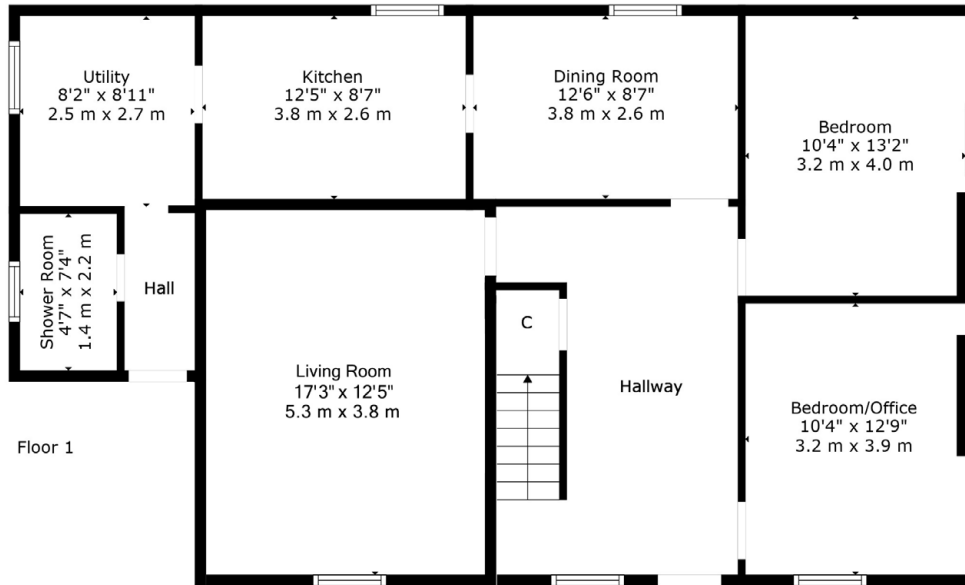
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 February 2024.











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