

**THE NEUK**

LUCKLAWHILL, BALMULLO, ST. ANDREWS, FIFE









# THE NEUK, LUCKLAWHILL, BALMULLO, ST. ANDREWS, FIFE

## Charming property in an idyllic rural situation

Balmullo 1.5 miles ■ St. Andrews 7.5 miles ■ Dundee 8 miles

### Offers Over £335,000

- 2 reception rooms. Conservatory. 4 bedrooms (1 en suite). Family Bathroom. WC. Study.
- Loft storage
- Garden with terrace and orchard
- Generous parking area
- Tranquil rural situation
- Ideally placed for commuting to Dundee and St. Andrews



**Galbraith**

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 OnTheMarket



**SITUATION**

The Neuk is a delightful rural property standing in a wonderful elevated position on Lucklawhill with views over the surrounding fields and countryside.

A good range of local services and amenities are available in Balmullo, which is less than a five minute drive from the property. A short distance to the east lies the ancient and historic university town of St. Andrews, renowned worldwide as the “Home of Golf” with an excellent range of specialist shops and facilities. To the south-west Fife’s main market town of Cupar has a good range of local amenities while no more than fifteen minutes to the north the thriving city of Dundee is home to the V & A and also Scott’s ship RRS Discovery.

Surrounding The Neuk is some particularly fine countryside with a lovely mix of farmland, woodland and hill ground. The result is an excellent choice for the outdoor enthusiast with walking, cycling and riding all readily available. There are many highly regarded golf courses in the area including the championship courses at Carnoustie and the Old Course at St. Andrews, both of which regularly host the British Open. The wide-open spaces of the Lomond hills and the pretty fishing villages of Fife’s East Neuk are within comfortable driving distance.

In terms of days out there are good sandy beaches at St. Andrews, Tentsmuir, Kingsbarns and Elie along with a number of popular National Trust for Scotland properties including Hill of Tarvit, Kellie Castle and Falkland Palace. State schooling is available locally with independent schooling at the High School of Dundee and St. Leonards in St. Andrews. There are railway stations in Leuchars, Cupar, Ladybank and Dundee with Edinburgh airport about an hour and a quarter to the south.

**DESCRIPTION**

The original part of The Neuk dates back to 1860, with later extensions in the 1920’s and more recently in 1995. The house is built of rendered walls under a series of slate and pan tiled roofs. The house offers flexible accommodation over various levels extending to about 148 sqm.

**ACCOMMODATION**

**GROUND FLOOR:** Entrance hall, sitting room, dining room, conservatory, kitchen, utility, WC. Split level stairs to bedroom with en suite shower Room and further bathroom.

**FIRST FLOOR:** Two Bedrooms and study with split level stairs to further bedroom with Velux window and lovely views to St. Andrews Bay. Landing with door to attic storage.

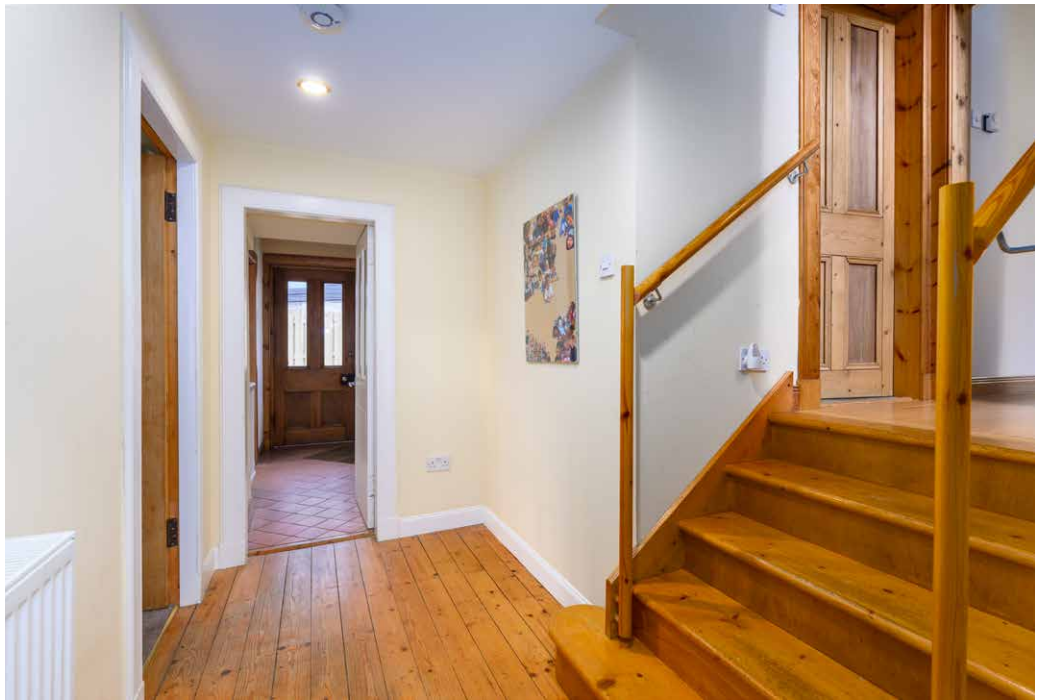
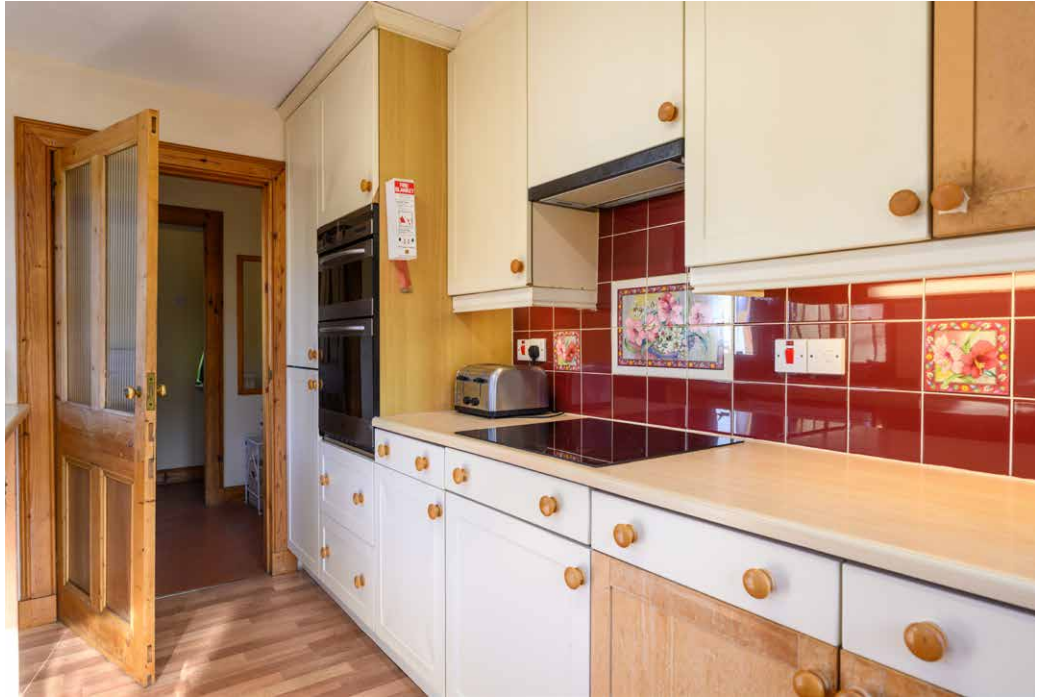
**GARDEN**

The Neuk is set in a lovely garden largely contained by stone walls as well as wooden and post wire fencing. To the east of the house is an area of lawn with an orchard as well as a terrace that can be approached from the conservatory. To the south is a generous parking area.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	LPG Hot water Solar Thermal	Band E	E	FTTP	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 Neuk has a right of access on the private road beyond the Carmichael Guide Centre.

### DIRECTIONS

Follow School Road in a northerly direction out of Balmullo and after approximately half a mile turn left on to Lucklawhill. Follow the road up past the Carmichael Guide Centre on the right-hand side. The Neuk is the third last property on the right at the end of the road before it meets the woodland.

### POST CODE

KY16 0BQ

### Neighbouring House

The current owners have developed the neighbouring barn to the west into a new home (Raspberry Patch Cottage ref 18/00431/FULL) and have recently split the title to allow them to sell The Neuk.

### WHAT3WORDS

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

acrobats.graceful.cured

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The white good are included in the sale but are sold as seen. The stove in the sitting room requires repair and is sold as seen. The dresser in the sitting room and the desk in the dining room are available in addition.

### 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

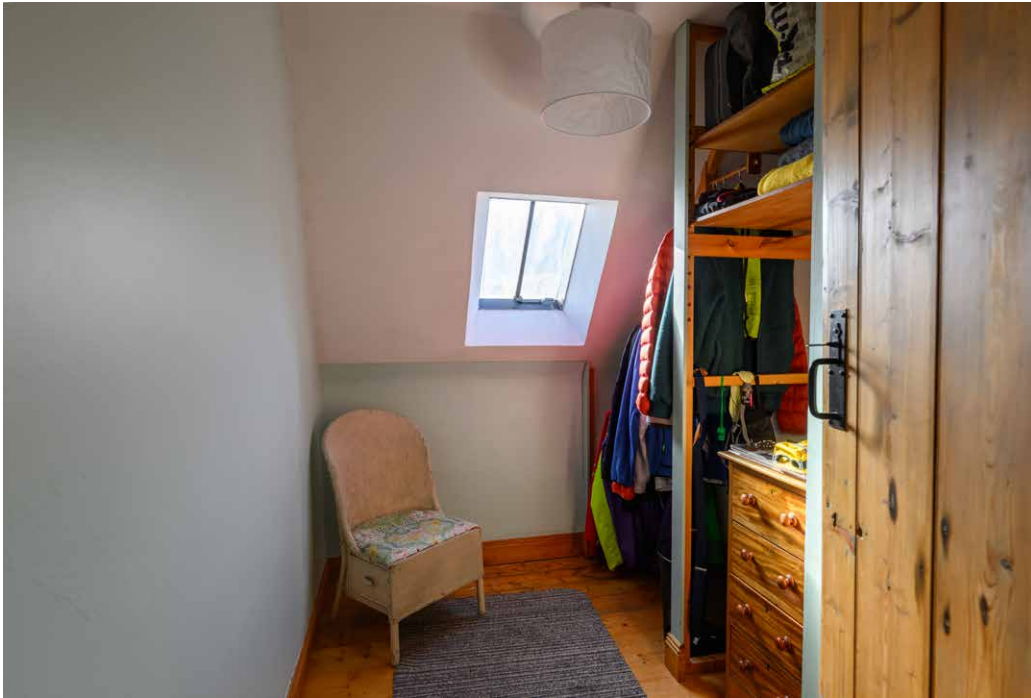
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.













## 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 February 2025.





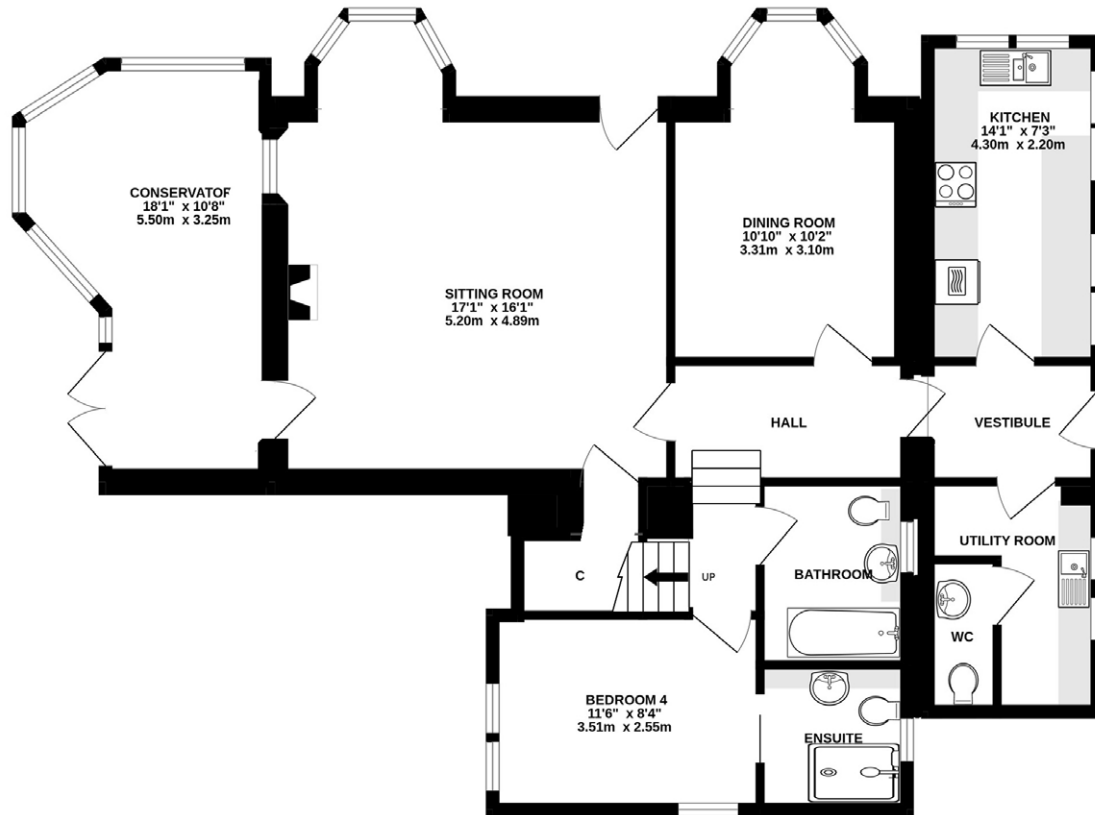




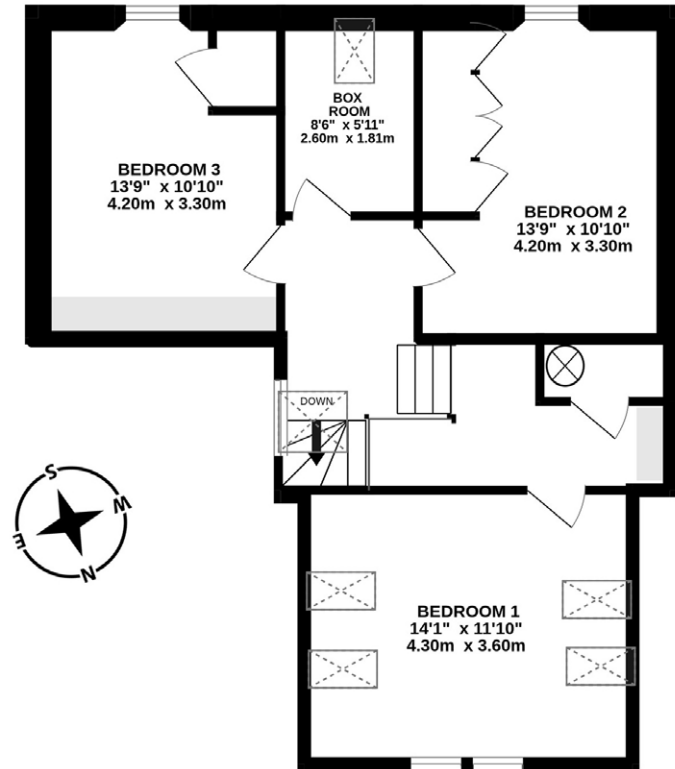




**GROUND FLOOR**  
1074 sq.ft. (99.7 sq.m.) approx.



**1ST FLOOR**  
653 sq.ft. (60.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1726 sq.ft. (160.4 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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