

EDENSHEAD STABLES
GATESIDE, CUPAR, FIFE





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Outstanding country property set in lovely grounds above the River Eden

Edinburgh 34 miles ■ Perth 12 miles

Acreage 2.7 acres (1.08 hectares)

Offers Over £795,000

- 3 reception rooms, Kitchen/Breakfast Room, 5 Bedrooms (3 ensuite), Bathroom.
- Set in lovely gardens above the River Eden
- Substantial four car garage with monobloc driveway
- Garden Shed, Greenhouse
- Ideally placed for commuting

Galbraith

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 OnTheMarket





SITUATION

Edenshead Stables lies about 12 miles south-east of Perth, some 34 miles north of Edinburgh, in an area of open countryside overlooking West Lomond. The property benefits from excellent access onto the A91 which links St Andrews to Stirling, and provides access to the M90 with Perth to the north and Edinburgh to the south. To the east, St Andrews, one of Scotland's most attractive towns, has a wide range of amenities and entertainment facilities. Nearby, the former market town of Cupar provides an excellent range of shops and services and hosts a bustling monthly Farmers Market, with local produce on display. There are number of smaller settlements such as Strathmiglo, Milnathort, Auchtermuchty and Falkland, which cater for day-to-day goods and services.

The former market towns of Cupar and Perth have excellent communications with mainline railway stations and major roads lead to the major cities of Scotland, all lying within approximately one hour's drive. From Edinburgh Airport there are regular shuttle flights to London and departures to various European countries. The area is home to an array of wildlife and, for the outdoor enthusiast, offers access to a wide range of recreational pursuits including walking, cycling, riding and golf with many highly rated courses within easy reach including Ladybank, Lundin Links, Elie and the many fine courses in and around St Andrews where the Old Course plays regular host to the British Open.

State schooling is available locally and the area is well catered for in terms of private schooling with St Leonards in St Andrews, Dollar Academy and Strathallan all nearby.



DESCRIPTION

Edenshead Stables was built around 2005 on the site of a ruined stables. Prior to the rebuild project only the archway and surrounding walls were in existence, and it was then rebuilt to create the exceptional courtyard property that exists today. Where possible the original walls were retained, but it was largely rebuilt on much of the footprint of the original structure, although some of the original stone was used on the new build sections.

The current owners have done much to modernise the house and create a comfortable family home, with improvements including the upgrading of the kitchen and main en suite and carrying out significant landscaping work to maximise the views over the River Eden to the Lomond Hills in distance.

The house benefits from hardwood doors and there is hardwood flooring in the drawing room and parts of the dining room. The kitchen/breakfast room has been partially remodelled, and benefits from Silestone worktops and quality floor tiles as well as an oil fired Aga and the good range of integral appliances include a NEFF microwave fan oven and warming drawer. The principal bedroom's en suite bathroom benefits from electric under floor heating as well as duel fuel towel rail.

The house is approached from the east by an archway, surmounted by a weather vane that leads into a central monobloc courtyard and to a protruding entrance porch. From the reception hall, a door leads off to a dining room, WC, drawing room and sitting room as well as the spacious kitchen/breakfast room. The drawing room has a flame effect LPG fire as well as south facing glazed double doors leading out to the garden. A broad corridor leads off to the primary bedroom accommodation, which comprises three spacious bedrooms with en suite shower rooms and excellent storage.





Situated off the kitchen/breakfast room is a utility room as well as bedroom 5/dressing room and principal bedroom with en suite bathroom (which also connects through to bedroom 5/dressing room).

ACCOMMODATION

Entrance vestibule, main hall, drawing room, sitting room, dining room, study, kitchen/breakfast, principal bedroom with en-suite bathroom connecting to bedroom 5/dressing room, three further bedrooms with en-suite shower rooms, WC.

GARDEN AND GROUNDS

Edenshead Stables is approached from Gateside by a shared gravel track, leading through the entrance to a generous parking area to the east side of the house. The house is set in beautiful gardens and grounds extending to about 2.7 acres largely laid to lawn as well as a meadow with mature trees and shrubs. To the west side of the house is a lovely garden terrace, which enjoys a lovely southerly aspect over the River Eden and open countryside to the West Lomond on the distance.

Pathways lead through the mature woodland policies to a meadow bordering the River Eden. To the north side of the house is a substantial garage building with parking for four cars and a substantial monobloc parking area. Beyond are a greenhouse and two garden stores.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|----------|----------|---------|-------------|-----|-----------|--------|
| Mains | Mains | Mains | Freehold | Oil | Band H | D | 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

Edenshead Stables has a right of access over the private track.

DIRECTIONS

From the A91 and Gateside take the turning onto the private tree lined drive to Edenshead, which is opposite the turning onto the A912 signposted for M90. Edenshead Stable is on the right after a short distance.

POST CODE

KY14 7ST

WHAT3WORDS

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

LOCAL AUTHORITY

Fife Council.





FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The carpets, light fixtures and most of the curtains are included although the curtains in the sitting room and the dressing room/bedroom 5 are excluded. Some of the garden equipment is available for purchase by separate negotiation.

TREE PRESERVATION ORDERS

Many of the mature trees are subject to tree preservation orders.

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.

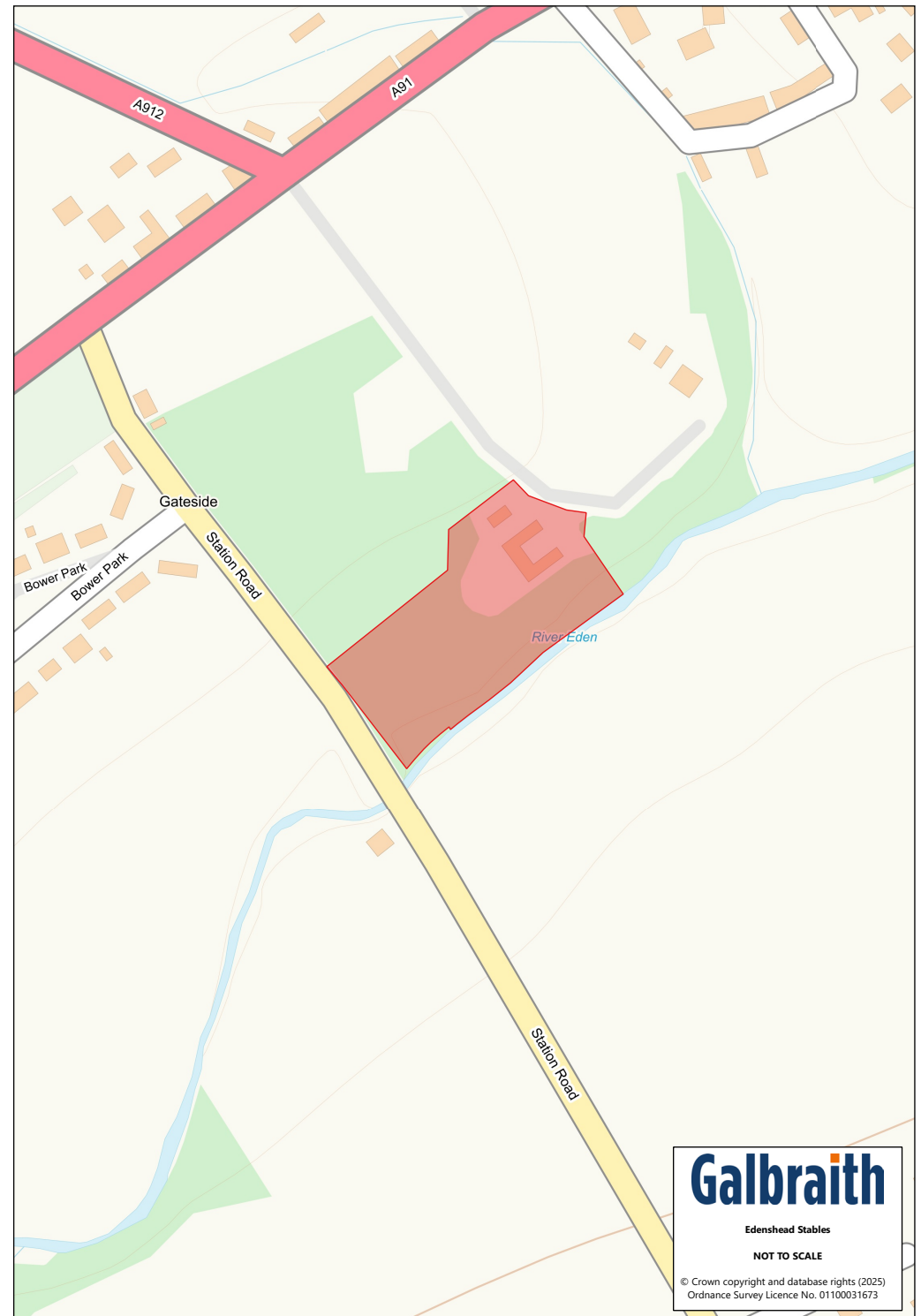


HEALTH & SAFETY

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.







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