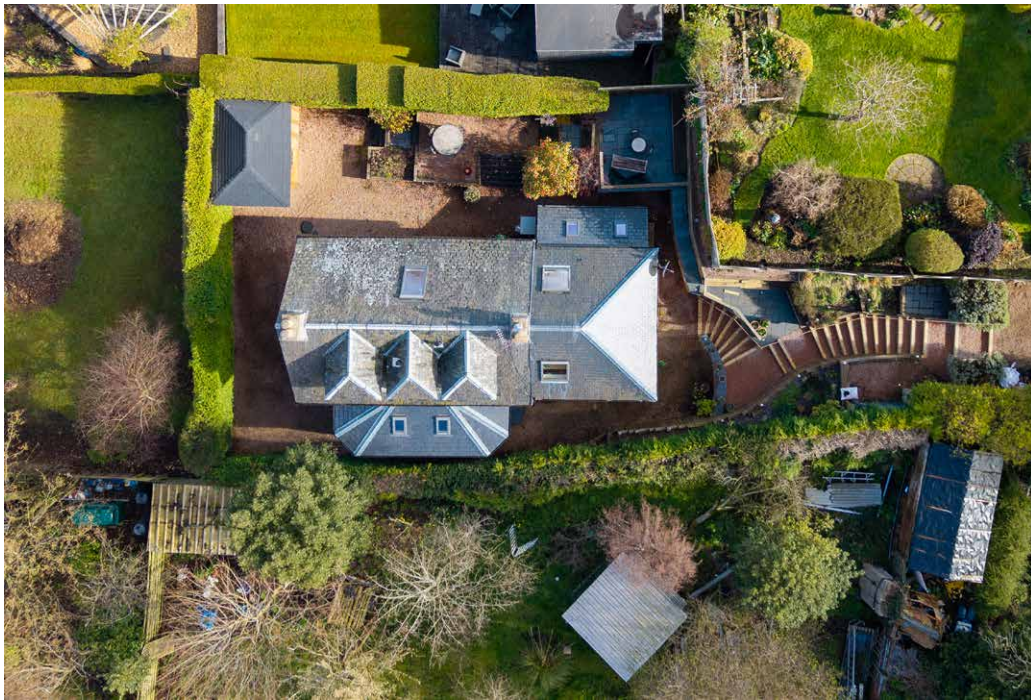




Galbraith

IVYBANK

KIRKTON OF BALMERINO, NEWPORT-ON-TAY, FIFE



IVYBANK, KIRKTON OF BALMERINO, NEWPORT-ON-TAY, FIFE

Charming detached house situated in the sought after hamlet of Kirkton of Balmerino.

Newport on Tay 5 miles ■ Dundee 10 miles ■ St. Andrews 12 miles

- Sitting room, sun room, kitchen/breakfast room, 3 bedrooms (1 en suite), bathroom, WC, utility room, family room.
- Private drive.
- Large garden shed.
- Terraces

Offers Over £385,000

Galbraith

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 OnTheMarket





SITUATION

Ivybank sits in a quiet position in the heart of the much sought after hamlet of Kirkton of Balmerino. The property is highly accessible, well positioned for access to Dundee, Cupar and St. Andrews, with Perth, Aberdeen and Edinburgh also within comfortable driving distance. Good local services are available in Gauldry, Wormit and Newport on Tay with all of Dundee's facilities and amenities on hand across the River Tay. Cupar, Fife's bustling market town, lies ten minutes' drive to the south and offers an excellent range of shops and services as well as a thriving monthly farmers' market, whilst the ancient and historic town of St. Andrews, globally acclaimed as the Home of Golf lies about thirteen miles to the south-east. North-east Fife provides access to an area of particularly outstanding and varied countryside with hill, wood, river, farmland and coastline. As a result, there is a wide range of outdoor activities on hand, with walking, cycling, sailing and riding all readily available. It is perhaps golf for which Fife is most well-known however, with numerous top quality courses in a comparatively small area including the world renowned Old Course at St. Andrews which regularly hosts the Open Championship. Other notable courses include Ladybank, Scotsraig, Kingsbarns and Crail.

There are good state primary and secondary schools in the area with independent schooling on hand at a number of highly rated schools including St. Leonards in St. Andrews and the High School of Dundee. There are railway stations in Leuchars, Cupar, Ladybank and Dundee, whilst Edinburgh airport lies approximately one hour to the south. The growing regional airport at Dundee offers an ever increasing number of short-haul flights.



DESCRIPTION

Ivybank is a charming house largely constructed of stone under a series of slate roofs and offers comfortable accommodation over two levels extending to about 132 sqm (1,428 sqft), dating from around 1900 with later extensions in 2003 and 2021. Internally the accommodation has been finished to an exceptionally high standard with quality finishings used throughout and the whole house benefits from double glazed windows. The current owners have significantly improved the house by adding in a staircase in the hall to access a first floor family room with Velux windows, and added an extension with a utility room and bathroom.

The house is approached from the south by an entrance hall with stairs to bright family room and doors off to a bathroom, utility room and bright and spacious kitchen/breakfast room with glazed doors leading out to the south facing terrace. The kitchen benefits from a good range of fitted floor and wall cupboards with oak worktops and under-unit lighting and incorporates an induction hob, oven, dishwasher, fridge, freezer and washing machine. A doorway leads through to a comfortable sitting room with log burning stove set into a recessed fireplace. An archway leads through to a lovely sun room with two sets of doors out to the west side of the house. A side hall has doors to the west side of the house as well as a master bedroom with an en suite shower room. A staircase, lit by a large Velux window, leads up to the first floor landing, with doors off to a WC and two bedrooms.



ACCOMMODATION

Ground Floor: Entrance Hall, living Room, sun room, bedroom with en-suite shower room, kitchen/ breakfast room, bathroom, utility room.

First Floor: Two bedrooms, WC, back Staircase to family room.

OUTSIDE

Ivybank is approached from the public road by a broad private driveway, which leads down steps to beautifully landscaped grounds offering terraced and gravel areas largely contained by mature hedging and interspersed by shrubs. The grounds are laid out for ease of maintenance with the upper terraces finished in slate with low level lighting and contained by wooden and feature glass balustrades.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

FLOOD RISK

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



DIRECTIONS

From Wormit turn onto the minor road signposted for Balmerino and Gauldry. After one mile take the turning on the right for Bottomcraig and Balmerino. Continue for a further mile and then take the turning on the right to Kirkton of Balmerino. The entrance to the private drive to Ivybank is at the entrance to the village.

POST CODE

DD6 8SA

WHAT3WORDS

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

///procures.convert.interlude

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Some furniture could be 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.

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.

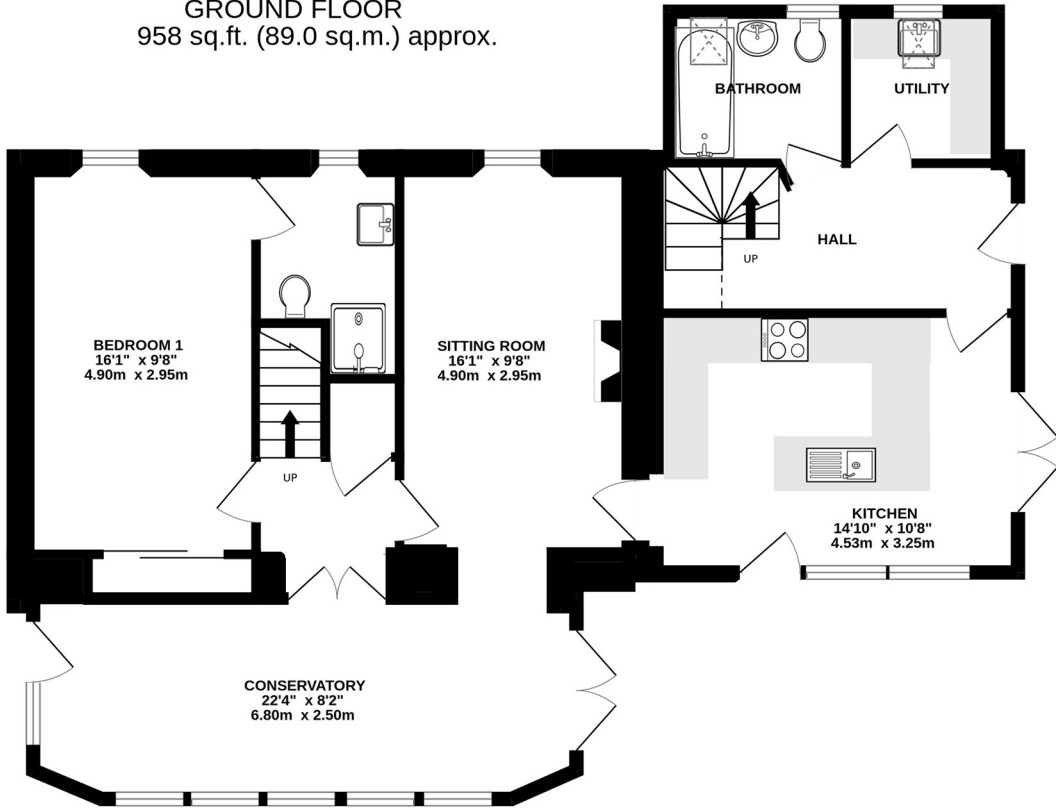




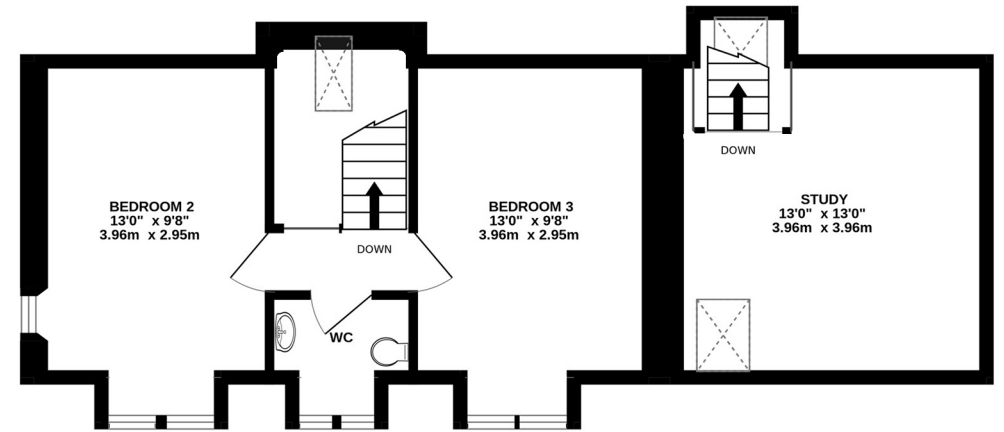




GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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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