



**BRIDGEND, BALMBLAE**  
FALKLAND, FIFE



## BRIDGEND, BALMBLAE FALKLAND, FIFE

Charming house with lovely garden situated close to the historic centre of Falkland.

Cupar 11 miles ■ Perth 17 miles ■ St. Andrews 20 miles  
Dundee 22 miles ■ Edinburgh 39 miles

### Offers Over £360,000

- Living room, dining room connecting to kitchen, bathroom, 2 bedrooms, dressing room/child's bedroom, utility store.
- Enclosed rear garden with terraced lawns and sheltered courtyard.
- Useful outbuilding.
- Off road parking to front of property

**Galbraith**

Cupar  
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 OnTheMarket





### SITUATION

Bridgend enjoys a delightful central position in the sought after and historic village of Falkland, just a short walk from Falkland Palace which was once used by Mary Queen of Scots as a hunting lodge. The towns of Cupar and Glenrothes provide excellent day to day amenities including supermarkets, medical centres, schools, swimming pools and leisure centres. There are excellent independent schools in the area including the High School of Dundee and St Leonards in St Andrews.

Falkland offers immediate access to the Lomond Hills and Falkland Estate which between them offer great scope for walking, cycling and other county pursuits. Loch Leven is also nearby. Perth, Dundee, St Andrews and Edinburgh are readily accessible from the village and there are mainline railway stations at Ladybank and Markinch.

### DESCRIPTION

Bridgend is a charming period house constructed of exposed stone under a pitched slate roof with a lovely symmetrical façade looking up towards the centre of Falkland. The house has been upgraded and well maintained by the current owners and offers beautifully finished accommodation over two levels extending to about 118 sqm plus a useful attic store. Bridgend offers charm and character including many fine original features including stripped wooden doors, dado rails and fireplaces.

### ACCOMMODATION

**Ground Floor:** Hall, living room, dining room connecting into kitchen, utility store, bathroom.

**First Floor:** 2 bedrooms (1 en suite and with child's bedroom off).

**Attic Floor:** Attic store.

### GARDEN

To the rear of the house is a garden, which rises up to enjoy lovely views over Falkland and the surrounding countryside. The garden has been landscaped to create terraces and is largely laid to lawn and bordered by the neighbouring house as well as stone walls and wooden fencing. A courtyard is situated off the back door, which leads off to a garden store and a side entrance, which leads through a high stone wall.

**Please note:** an area of the top side of the garden is in the process of being sold to the neighbour to connect to their drying green. This area is now fenced off and excluded from the sale.

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

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

### FLOOD RISK

The vendors advise the property has never flooded. SEPA record that this area has a 10% chance of flooding each year. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### DIRECTIONS

From the centre of Falkland continue in a westerly direction on to the High Street and then turn right into Hill Wynd. Continue down the hill and Bridgend is situated on the far side of the bridge at the bottom of the hill.



#### **POST CODE**

KY15 7BS

#### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///named.brand.toxic

#### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

#### **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.





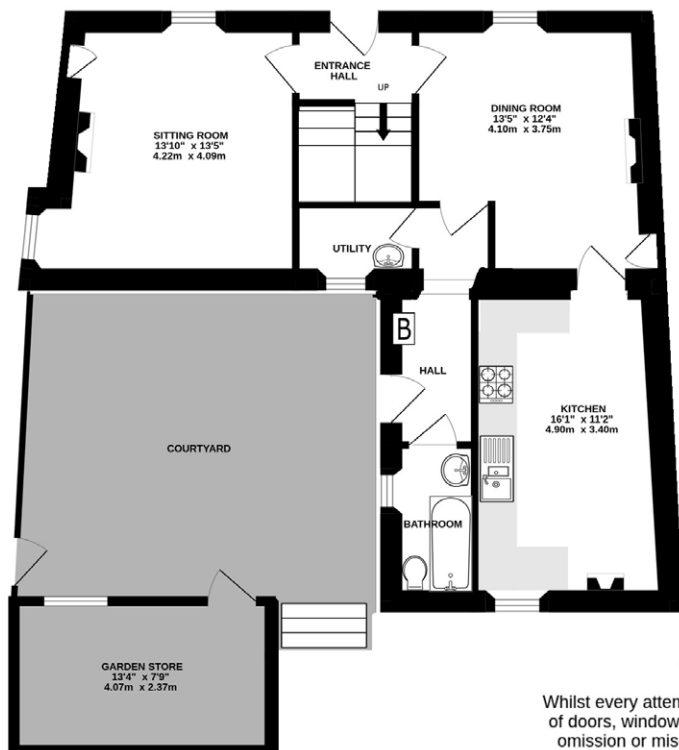




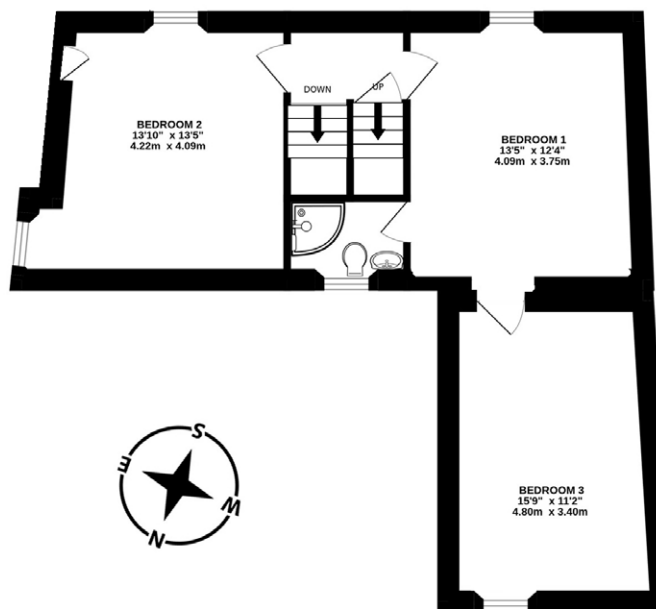




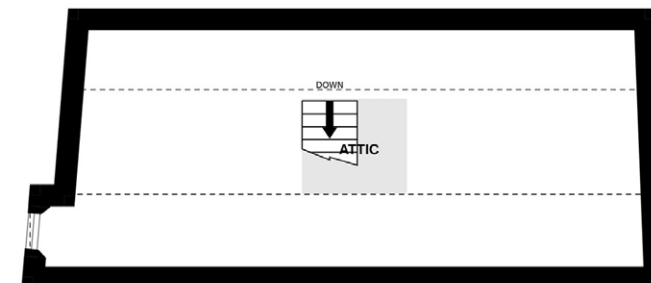
GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



ATTIC FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1758 sq.ft. (163.3 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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### 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 July 2024.



An aerial photograph of the Galbraith village in Scotland. The town is nestled in a valley, surrounded by lush green hills and fields. A prominent stone building, likely a castle or manor, is visible in the foreground. A sign with the name 'Galbraith' is placed over the town, with a line pointing to the center of the village. The sky is blue with scattered white clouds.

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