



7 Cowiefaulds Cottages, Gateside, Cupar, Fife, KY14 7ST

Tastefully Presented & Spacious, Two-Bedroom, Semi-Detached Cottage with Generous Garden

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Property Description

Tastefully presented and spacious, two-bedroom, semi-detached stone-built cottage, with a generous garden. Forming part of a small hamlet approx. 0.5 miles from the village of Gateside, Fife, and only minutes from the M90. Comprises an entrance hall, a living room, a dining/kitchen, two double bedrooms with an en-suite and a family bathroom.

This rarely available property offers a spectacular location with superb views towards West Lomond, offering rural living with good transport links. Highlights include retention and charming period details, a good quality fitted kitchen, and skylight windows for the central living space. In addition, there are generous bathrooms, double glazing, electric heating, a multifuel stove and excellent integrated storage.

Externally, benefits include a generous, enclosed garden plot with patios, storage sheds, an eclectic mix of shrubbery, and a garden office with power, lighting and insulation. Set adjacent to farmland, the hamlet also has an unrestricted residents' car park, with the nearby towns of Cupar and Kinross offering a wealth of amenities

A welcoming reception hall gives access to the central living area, the master bedroom and the main bathroom; and features carpeted flooring and a built-in cloak-cupboard. Continuing into the central living space, there is natural illumination from skylight windows, ample space for a good-sized dining table and a built-in store cupboard. A fitted kitchen includes a quality ceramic sink, a tiled surround, and an integrated dishwasher, electric oven and hob with a canopy above. Set off the central hall is an impressively spacious, southerly facing living room overlooking the Lomond Hills, featuring a multifuel stove and glass door to a private patio terrace.

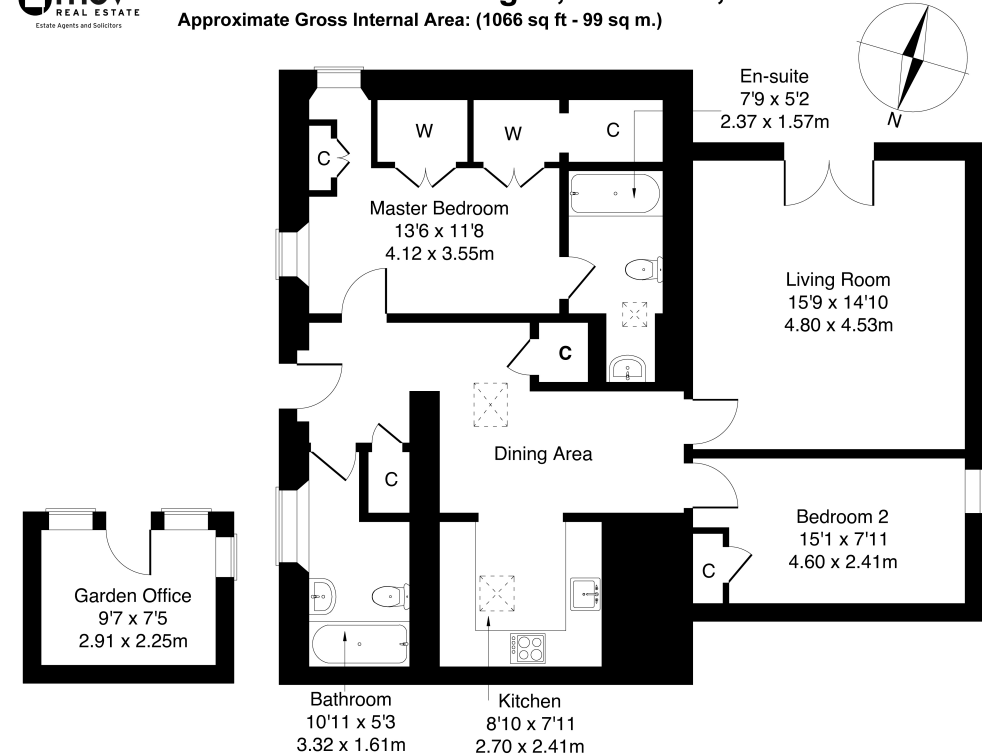
Also set off the central hall is a westerly facing double bedroom featuring a rural view, carpeted flooring, a fitted wardrobe and a built-in store cupboard. Set to the front is the generous, dual-aspect master bedroom, featuring two deep wardrobes, a further fitted wardrobe, and wall-mounted lights; whilst the en-suite bathroom has a skylight window, an inset bath with a shower unit above, integrated storage, and spotlighting. Completing the accommodation, set off the entrance hall, a generous family bathroom is fitted with a traditional style suite, spotlighting, tiled flooring and space for freestanding storage.

Furthermore, there are two floored attic areas and a generous mature south-facing garden with stunning uninterrupted views over farmland and the Lomond Hills, multilevel with several seating areas, a brick-built barbecue and a water feature. There is also a summer house which is insulated with power and currently used as an office all year round; with several storage sheds and a log store.



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Approximate Gross Internal Area: (1066 sq ft - 99 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





Area Description

Gateside is a picturesque town, located in the heart of Fife, offering residents a relaxed, semirural lifestyle, with excellent commuter links. Whilst the nearby villages of Strathmiglo, Falkland and Auchtermuchty cater for everyday needs, with a good range of amenities, including convenience shopping, restaurants, a health centre and primary schools, the nearby thriving market towns of Cupar and Kinross offer a wealth of independent retailers, supermarkets, pubs and restaurants, as well as excellent indoor and outdoor leisure facilities. In addition, Strathmiglo has its own primary school, with further options available in nearby Falkland Cupar, along with the highly regarded Bell Baxter High School. The village enjoys excellent commuter links, with the M90 offering swift access to major cities, including Perth, Dundee, Edinburgh and Glasgow, whilst Cupar, Ladybank and Markinch train stations provide a regular mainline service between Aberdeen and the south, and Dundee Airport is just an hour's drive away.















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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

