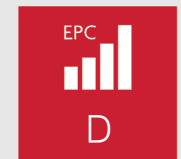
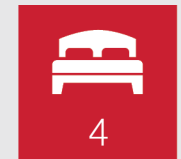
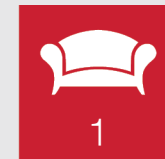




Thorntons 
The right way to move

Eden Cottage, 49
Main Street

Dunshalt, Fife, KY14 7EX





Offering spacious and flexible accommodation, with most rooms on the ground floor, this detached house in Dunshalt offers four bedrooms, a generous reception room, a breakfasting kitchen, a bathroom, and a separate WC. The home is accompanied by a large garden and an integral single garage. A vestibule welcomes you inside and leads through to an L-shaped hall with built-in storage and garage access. Following the hall along to the end, you will find a living room, where a generous footprint allows for endless configurations of furniture and a full wall of glazing, including patio doors opening onto the garden, capture wonderful afternoon and evening sunshine. The neighbouring kitchen is fitted with a wide range of wall and base cabinets, plentiful workspace, and splashback tiling, with integrated appliances comprising a double oven, an electric hob, and an extractor fan. Provision is also made for freestanding and undercounter goods, and space is provided for a small casual dining area catering for morning coffee, busy weekday breakfasts, and socialising while cooking. The kitchen is supplemented by a utility room with space for laundry appliances, a WC, and external access.

Features

- Generous detached house in Dunshalt
- Spacious and flexible accommodation
- Entrance vestibule and hall with storage
- Large living room with a fireplace
- Breakfasting kitchen and utility room with WC
- Four versatile double bedrooms, all with storage
- Bright five-piece family bathroom
- Large, mature rear garden
- Integral single garage
- Gas central heating and double glazing



"This generous four-bedroom house offers flexible accommodation and is accompanied by a large, mature garden and a garage."





The house accommodates four well-proportioned double bedrooms, all supplemented by built-in storage. Two of the bedrooms are on the ground floor, with the remaining two on the first floor. One of the ground floor bedrooms could potentially be utilised as a formal dining room or a home office for working or studying from home. Finally, a five-piece family bathroom completes the accommodation on offer, comprising a corner bathtub, a shower enclosure, a pedestal basin, a WC, and a bidet. The home is kept warm by a gas central heating system and benefits from double-glazed windows.

Externally, the home boasts a large rear garden, predominantly lawned and featuring a wealth of mature, leafy trees and established shrubbery. It also has a patio for outdoor seating, gravelled areas, two sheds, and a lean-to greenhouse. An integral single garage provides off-street parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please note, the hob and extractor fan are not currently functional.





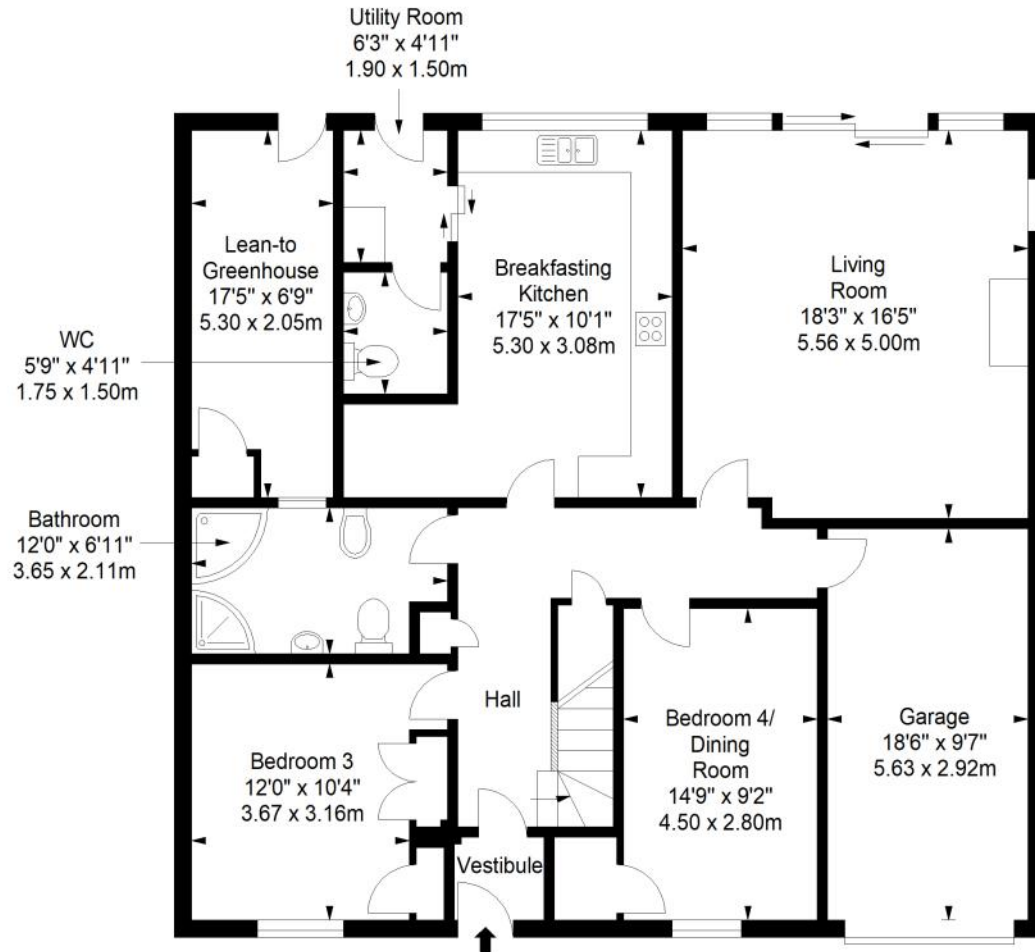
Dunshalt

The village of Dunshalt is situated on the north bank of the River Eden and is just over a mile southeast of Auchtermuchty. Dunshalt has a Community Shop and Herb Garden along with their own village hall, offering a range of groups, classes, and events for all ages and interests. Auchtermuchty, which can be reached by road in approximately five minutes, offers a Post Office, a mini supermarket, doctors' surgery, chemist, and primary schooling, with secondary schooling provided at Bell Baxter High School in Cupar. Cupar also offers major supermarkets and high street shopping. Only two miles from Dunshalt is The Royal Burgh of Falkland in the heart of the Kingdom of Fife, exuding a unique sense of history and charm. These characteristics led to Falkland being recognised as the first conservation village in Scotland. Its narrow streets, pantile roofs and charming little houses continue to make Falkland one of the most attractive small burghs in Scotland whilst traditional shops, pubs and eateries provide a range of services and products. Further shopping, facilities, and services can be found in nearby Glenrothes, under 15 minutes' drive away, whilst Fife Zoo is also nearby. Ladybank railway station is only a few miles from Dunshalt, offering services to Perth, Edinburgh, and Dundee.

Floorplan

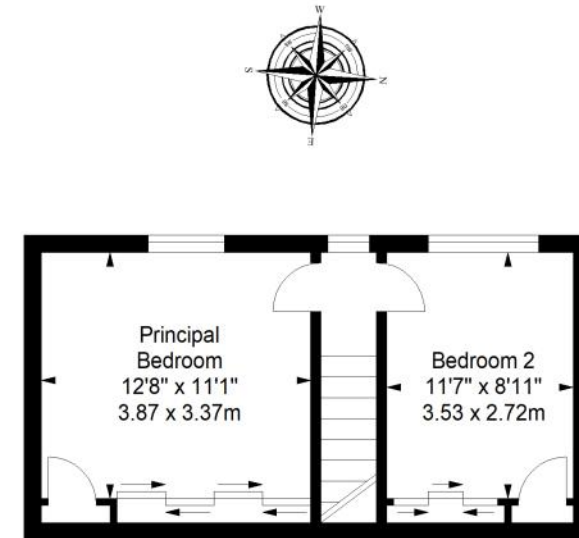
Ground Floor

Approx. 137.9 sq. metres (1484.4 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 167.9 sq. metres (1807.3 sq. feet)



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