

maloco
mowat
parker

Solicitors & Estate Agents

LAVENDER COTTAGE

South Street, Falkland, CUPAR, KY15 7AT



Working harder for you



3 bedrooms



2 public



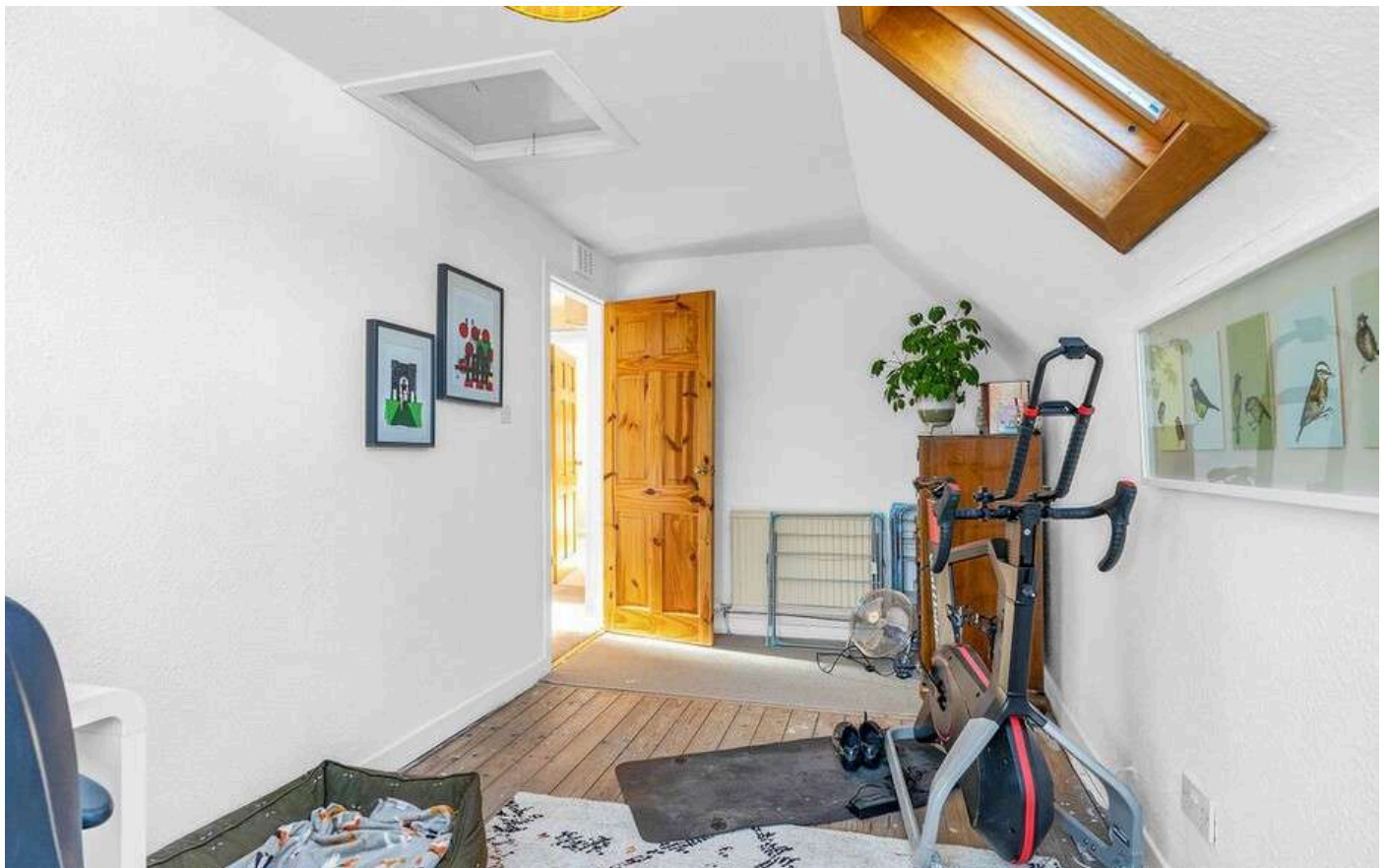
1 bathrooms



- + Rarely available, three bedroom, detached cottage, situated within the sought after Fife village of Falkland
- + Nestled at the foot of the Lomond Hills, the Fife village of Falkland is steeped in history and promises an idyllic location and lifestyle for families, professionals and retirees.
- + The conservation village is perhaps best known as the site of Falkland Palace and Gardens a Stuart monarchy palace that is now in the care of the National Trust for Scotland.
- + Brimming with charm and character, the village supports an array of local businesses, including a convenience store and post office, a bank, a hairdresser and a selection of cafes, restaurants and hotels
- + Large gardens, with lawn to the rear and garage
- + Formal lounge to the front with traditional exposed beams and feature fireplace. Separate dining room to the rear
- + The kitchen comes well equipped with a range of storage options, appliances and Rayburn, range cooker providing heating to the property
- + Tiled family bathroom on the ground floor with separate shower unit, WC and wash hand basin
- + The first floor features, three double bedrooms with built in wardrobes available, ample room for free standing furniture and additional WC available
- + Pleasant outlooks to the rear of the home over countryside
- + An fantastic family home with space in abundance and viewing comes highly recommended





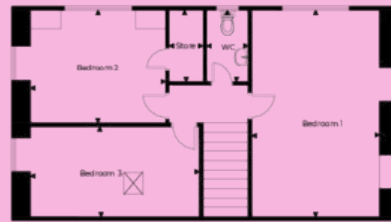




Lavender Cottage South Street Falkland KY15 7AT
 Approximate Gross Area
 150 sq m / 1506 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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Living Room	4.60 m x 4.50 m / 15'1" x 14'9"	Bedroom 3	4.40 m x 3.30 m / 14'5" x 10'10"
Dining Room	4.50 m x 2.50 m / 14'9" x 8'2"	Bathroom	2.60 m x 2.20 m / 8'6" x 7'3"
Kitchen	4.50 m x 2.50 m / 14'9" x 8'2"	WC	1.90 m x 1.10 m / 6'3" x 3'7"
Bedroom 1	5.50 m x 3.40 m / 18'1" x 11'2"		
Bedroom 2	3.60 m x 3.00 m / 11'10" x 9'10"		



Sharing is caring!

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