



Fantastic converted three storey former Maltings

Approx. 306 square metres or thereby

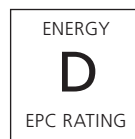
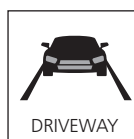


8 South Maltings

Newton of Falkland, KY15 7QT



Scan Here!





NEWTON OF FALKLAND



8 South Maltings



located on the B936, just a mile from the famous Falkland Palace, one of Scotland's most popular visitor attractions. Newton of Falkland lies approximately one mile from the Royal Burgh of Falkland. The hamlet has a renowned local restaurant/public house with other facilities available one mile away in the Royal Burgh of Falkland that offers local shopping along with a selection of hotels, restaurants and tourist shops. There are primary schools at either Falkland or Freuchie with secondary schooling available at the renowned Bell Baxter High School in Cupar and excellent fee paying school of St Leonards in St Andrews. The Royal Burgh of Falkland sits at the foot of the Lomond Hills in beautiful rolling farmland. Within the palace is the original real tennis court, built in 1539, which is the world's oldest tennis court still in use. Nearby is the Lomond Hills Regional Park, offering walking with rewarding views, while the Fife coast, with its collection of attractive fishing villages such as Anstruther and Crail, is a must-see. St. Andrews is only a short drive away and with the rugged scenery of the Angus Glens and the cities of Edinburgh, Perth and Dundee all within easy reach, this great location has plenty to offer.

The village is well placed for commuting to Dundee, Perth and Edinburgh along with other Fife towns and villages. Train stations are located in nearby Cupar and Markinch. Distance from Glenrothes is 6 miles; Cupar 9 miles and St Andrews 19 miles. Perth 18 miles; Dundee 21 miles.



The Kitchen



The Inferior

Nestled under Falkland Hill, this delightful terraced conversion is superbly located in the hamlet of Newton of Falkland, close to the larger village of Falkland. Well appointed throughout and providing stunning views of the Lomond Hills and Fife countryside, this Falkland home is ideal for families and those who enjoy entertaining on a grand scale. Set amidst gentle scenery and beautiful villages. Full of charm, this superb home is laid out over three main floors with still scope to develop further into the full height attic, resplendent with tower (loft space approx 20m x 9m complete with tower and built in ladder).

On the Lower ground floor we have a hallway, living room, box room (perfect as a home study or office but with no natural daylight), WC compartment. Walk-in cupboard. The first floor opens up to reveal a spacious landing, Drawing room, dining room, breakfasting kitchen, box room and utility cupboard. The third floor offers a landing, five bedrooms (master bedroom having en-suite shower room with WC), family bathroom and further box room. The sheer scope of this home is outstanding! The quality of the fittings is evident from the minute you walk in and include full double glazing and front door, handmade and fitted by local joiner.

The Drawing room is elegant and well proportioned with a feature fireplace as a focal point. The use of windows and internal glazing has created a light infused home of character and standing. The well-equipped kitchen is both spacious and at the same time comfortable with country style fittings and a Walk in shelved pantry! The stylish Master bedroom has three built-in double wardrobes, two other bedrooms also benefit from built in wardrobes. One bedroom in particular has stunning views over East Lomond.

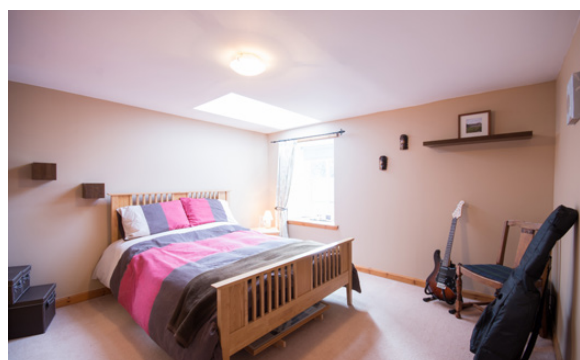
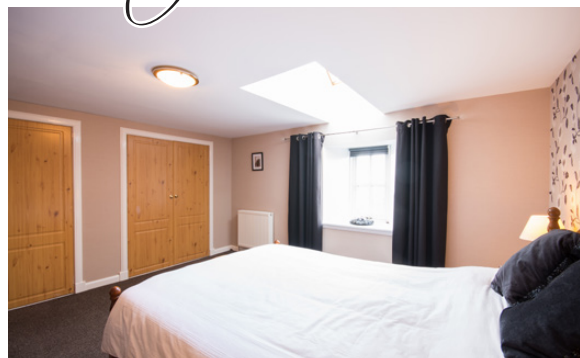
Externally on offer is a patio area for sitting and grassed area with clothes dryer. Monoblocked drive / courtyard and private drive can easily fit three cars plus a large double garage.

This is a lifestyle choice of home, Great area for cycling, walking, photography, wildlife etc. The conservation village of Falkland less than one mile away (with a traffic free footpath connecting the two villages) has several cafés, shops, chemist, hairdressers, nursery, licensed premises and of course Falkland Palace. There is also Falkland Estate which has several traffic free walks / cycle routes including Maspie Den, ideal for days out with the family and dogs... also a cafe within the estate for a well earned rest. Birnie Loch nature reserve is only 6 miles away approximately.



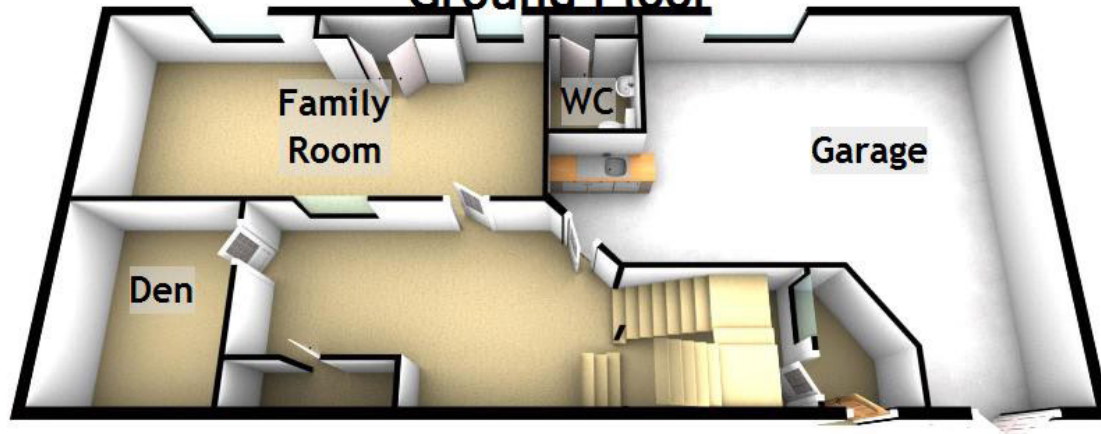


Bedrooms & Bathrooms

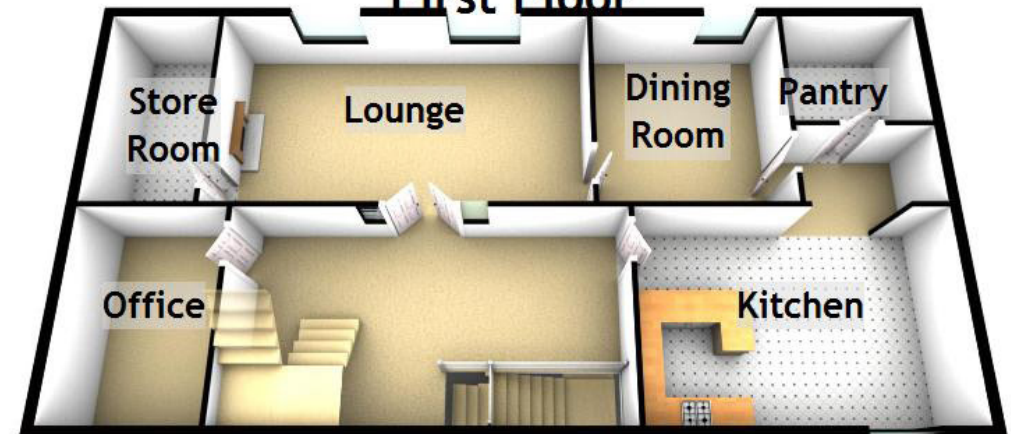


Specifications

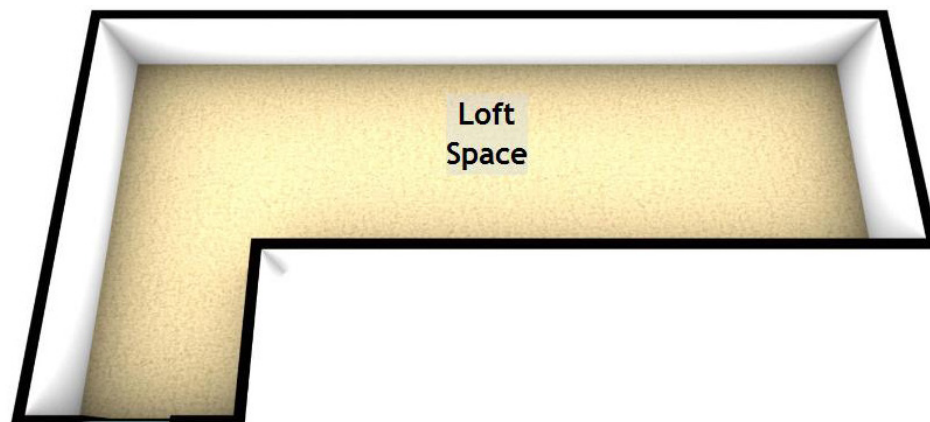
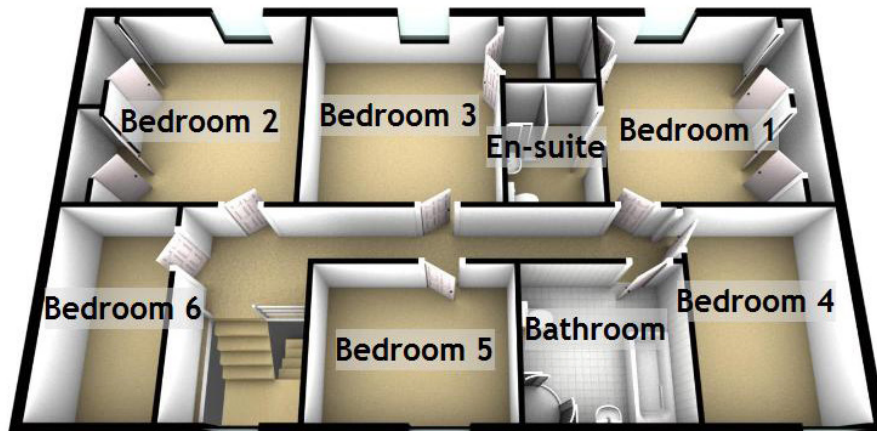
Ground Floor



First Floor



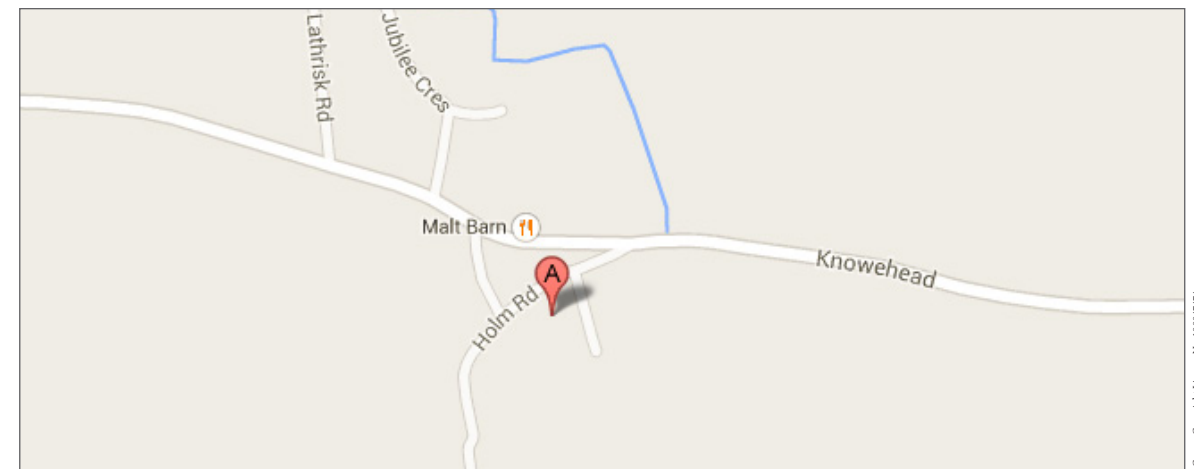
Second Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	6.83m (22'5") x 3.72m (12'2")
Kitchen	5.45m (17'11") x 3.75m (12'4")
Pantry	2.47m (8'1") x 2.17m (7'1")
Family Room	8.11m (26'7") x 3.60m (11'10")
Dining Room	3.72m (12'2") x 3.48m (11'5")
Den	3.54m (11'7") x 2.93m (9'7")
Office	3.67m (12') x 2.59m (8'6")
Bedroom 1	3.94m (12'11") x 3.80m (12'6")

En-suite	2.36m (7'9") x 1.69m (5'7")
Bedroom 2	4.08m (13'4") x 3.80m (12'6")
Bedroom 3	3.80m (12'6") x 3.58m (11'9")
Bedroom 4	3.67m (12'1") x 3.48m (11'5")
Bedroom 5	3.69m (12'1") x 2.64m (8'8")
Bedroom 6	3.67m (12') x 2.58m (8'6")
Store Room	3.72m (12'2") x 1.99m (6'6")
Bathroom	2.77m (9'1") x 2.64m (8'8")
WC	1.64m (5'5") x 1.52m (5')
Loft Space	15.26m (50'1") x 7.55m (24'9")
Garage	7.14m (23'5") x 6.90m (22'8")





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