



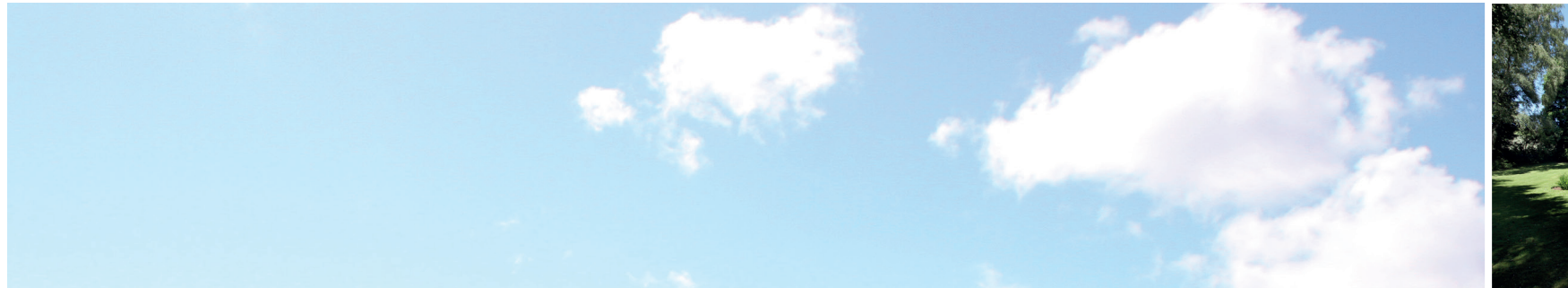
McEwan Fraser Legal

Solicitors & Estate Agents

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Wester Lumbennie Bungalow

WOODRIFFE ROAD, NEWBURGH, CUPAR, FIFE, KY14 6EX



Set amid the rolling hills of Fife, on the outskirts of the 120 acres Pitcairle Castle estate of woods, streams, and parkland, Wester Lumbennie Bungalow enjoys peaceful location and lovely countryside views. The surrounding landscape is home to a variety of wildlife, magnificent trees, and wildflowers mixed with parklands

grazed by Highland cattle and sheep and traditional farmlands.

Wester Lumbennie Bungalow is centrally located in Fife, within 2 miles of Newburgh, 2.4 miles of the historical village of Auchtermuchty, and just 6 miles away from the historic, medieval village of Falkland, 40 minutes from St Andrews, 45 minutes from Edinburgh

and Edinburgh Airport, and 20 minutes from Perth, the gateway to the Highlands. There are many direct rail services from Edinburgh that stop at both Perth and Cupar. The bungalow is within easy reach of the motorway to the rest of Scotland and provides an excellent base for walking, cycling, fishing, golf, or of course equestrian pursuits with a Livery Yard nearby.



Wester Lumbennie Bungalow

Woodrifle Road, Newburgh, Cupar, Fife, KY14 6EX

Nestled against a backdrop of stunning countryside, this cedar clad Bungalow provides an idyllic setting for those seeking rural life without the isolation.

The capacious accommodation affords flexible family living on a comfortable scale with three bedrooms and three public rooms, outhouses and all seated within a substantial garden. The galley style kitchen sits comfortably with quarry tiles and range cooker and offers more than ample work surface to prepare family meals. For added convenience, an electric hob and built in an oven are included. The utility area is just off the kitchen and a large "walk-in" pantry stands nearby.

The window looks out onto the gardens, a great spot to keep

chickens perhaps! The dining room provides an excellent area for families to sit around the table. The lounge is cozy with pine cladding giving a log cabin feel and a brick built open fire adding to the charm. This room is carpeted for underfoot comfort.

The study could be utilised as bedroom four although sliding doors separate it from the lounge, there is also a door to the hall. Externally a sweeping drive leads from a gated entrance with lush gardens, garage, carport and a cabin, ideal for use as a play room, workshop, home office or gym and is insulated and has power. This is definitely a home for lovers of all things country yet with the villages and towns on the doorstep. The very good life awaits.

*Bungalow with outhouses and cabin suitable for use as home office etc
Idyllic rural setting*



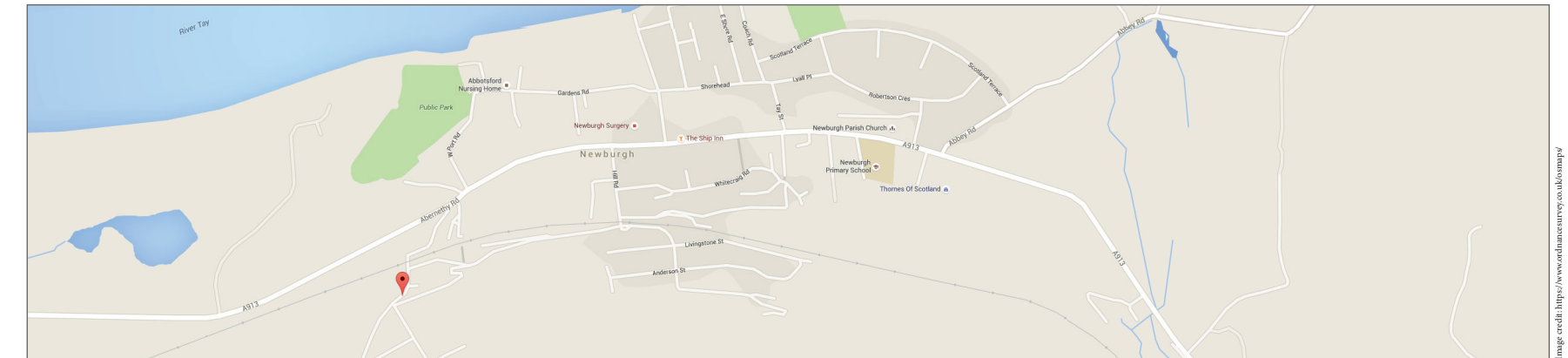
Floor Plan, Dimensions & Location

Approximate Dimensions
(Taken from the widest point)

Dining Room	3.50m (11'6") x 3.50m (11'6")
Lounge	6.20m (20'4") x 4.47m (14'8")
Utility	1.80m (5'11") x 1.27m (4'2")
Kitchen	4.91m (16'1") x 1.99m (6'6")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	3.62m (11'10") x 3.26m (10'8")
Bedroom 3	3.55m (11'8") x 2.35m (7'9")
Bedroom 4/Study	4.90m (16'1") x 2.30m (7'7")
Bathroom	3.35m (11') x 2.40m (7'10")
WC	1.80m (5'11") x 1.20m (3'11")

Gross internal floor area (m²) - 131 m²

EPC Rating - F





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