





## VIEW OF THE HOUSE AND SURROUNDING COUNTRYSIDE FROM NEARBY WOODS

Situated on the edge of the Howe of Fife, Auchtermuchty is approximately 30 miles north of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Glenrothes is 9.5 miles to the South and Cupar the same to the East. Falkland is 3.5 miles away and Kinross 11 miles with a regular bus service where one can connect to the Park and Ride facility there. Of course you might just want to explore the ancient streets and wynds, steeped in history. Muchty is historic with windy roads and old houses. Historic Falkland, about 3 miles away, also has a bunch of good pubs and eateries, as well as the Palace, the Stewardship Centre and 'micro shops', it was also the setting for the well known series Outlander. Auchtermuchty nestles in the hills of north-east Fife with a strong sense of community, sustaining several sports clubs and an active theatre group. The town has a nursery and primary school along with local shops and professional services. The most recent claim to fame was when Auchtermuchty was used in some location shots in the STV film series, Dr Finlay. Fee-paying schools of renown are readily found in St Andrews, Perth and Dollar.

Braidleys Cottage is a beautiful but unique cottage set within roaming countryside but close to all local amenities. Once inside, you will be greeted with first class specifications. There is an entrance hallway allowing access to all rooms. An impressive lounge with large picture window floods the room with natural light and offers extensive views. The dining area will accommodate a large dining table and chairs with access to the conservatory, this area gives privacy with stunning views across the countryside. The spacious kitchen has an extensive area of worktops and is fitted throughout with good quality floor and wall-mounted units. All three bedrooms are double in size, all bedrooms have space for free standing furniture if required. The main bathroom is spacious and offers a contemporary three-piece suite. The property also includes double glazing throughout, oil central heating and a large driveway. The front garden includes a paved and railed terrace overlooking grass and shrubs, while the enclosed rear garden offers great privacy which is bordered by grass and shrubs with many outbuildings. There are much more impressive qualities about the house, the sense of space and the room to breathe both inside and outside are but a few of these qualities. Also, it has the potential for the loft to be expanded and to add more bedrooms if need be. Viewing is highly recommended to appreciate the property on offer.

**Please note : There are also solar panels which heat the water (there is a conventional immersion heater also) and powers the electricity used during the day as well as generating an income of just over £1000 per year which offsets the energy costs.**

# BRAIDLEYS COTTAGE

## MOURNPEA ROAD, AUCHTERMUCHTY



# PROPERTY SPECIFICATIONS

## FLOOR PLAN

## LOCATION



Approximate Dimensions  
(Taken from the widest point)

|              |                                |
|--------------|--------------------------------|
| Dining Room  | 4.80m (15'9") x 3.30m (10'10") |
| Kitchen      | 4.97m (16'4") x 2.08m (6'10")  |
| Living Room  | 4.80m (15'9") x 3.60m (11'10") |
| Conservatory | 3.60m (11'10") x 3.10m (10'2") |
| Bedroom 1    | 4.88m (16') x 3.00m (9'10")    |
| Bedroom 2    | 4.80m (15'9") x 3.02m (9'11")  |
| Bedroom 3    | 3.65m (12') x 2.68m (8'10")    |
| Bathroom     | 3.44m (11'3") x 2.80m (9'2")   |

Gross internal floor area (m<sup>2</sup>) : 114m<sup>2</sup>

EPC Rating : E

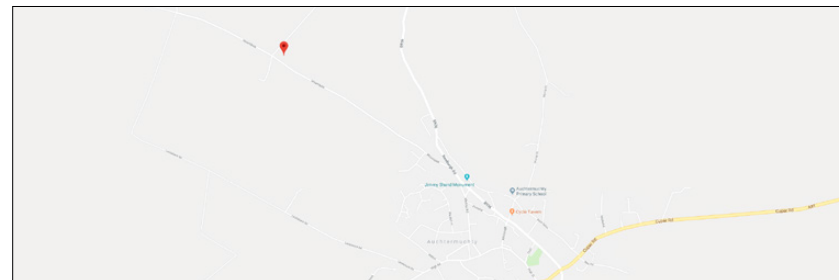


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