

Galbraith

LUGGIEHILL
LOGIE, CUPAR, FIFE





LUGGIEHILL

LOGIE, CUPAR, FIFE

Delightful extended property in rural location with views over open countryside.

Dundee 8 miles ■ St. Andrews 9 miles ■ Edinburgh 50 miles

- 2 reception rooms, 3/4 bedrooms (2 en suite), family bathroom.
- Lovely garden with summer house, general purpose shed as well as a boiler room.
- Private carparking area.
- Useful loft/study area.
- Ideally placed for commuting.

Offers Over £470,000

Galbraith

Cupar
01334 659980
cupar@galbraithgroup.com

 OnTheMarket





SITUATION

Luggiehill is situated in a lovely rural area a short distance to the east of the sought-after hamlet of Logie in north east Fife. The property enjoys magnificent far-reaching views over the surrounding countryside with Normans Law visible to the west and, on a clear day, Schiehallion and Ben Vorlich beyond. A good range of local services and amenities are available in Cupar whilst a short distance to the east lies the ancient and historic cosmopolitan university town of St. Andrews, renowned world wide as the "Home of Golf" and with its excellent range of specialist shops and facilities.

The resurgent city of Dundee is home to Scott's ship RSS Discovery and the internationally acclaimed V & A Museum. State schooling is available locally with independent schooling provided at the High School of Dundee and St. Leonards in St. Andrews. There are railway stations in Leuchars, Cupar and Dundee with Edinburgh airport under an hour to the south. The regional airport at Dundee offers a good selection of short-haul flights.

DESCRIPTION

Luggiehill comprises a 1.5 storey house largely rebuilt in 2007 on the site of former farm cottages and it now offers accommodation over 2 levels extending to circa 225 square metres. The property is entered through the vestibule and into the hall which gives access to all ground floor accommodation, as well as access through glazed doors into the garden. The snug, which could be used as bedroom 4, has a stove and a glazed door for access to the front of the house, bedroom 1 is also to the front of the property. The substantial sitting room has triple aspect windows and doors outside to the garden. The first floor has two



good-sized bedrooms both en-suite and one with a dressing room. Lovely views to the south and west can be seen from the main bedroom. The kitchen is accessed from the hall and is fully equipped and leads onto the conservatory/dining room. A staircase leads to two loft areas which can have multiple uses and this completes the accommodation at the property.

ACCOMMODATION

Ground floor: Vestibule, hall, sitting room, snug/bedroom 4 with stove, kitchen, dining room, utility cupboard, shower room, bedroom 3.

First floor: 2 bedrooms (both en suite), dressing room, study area. 2 loft areas above kitchen/dining room, accessed from dining room

OUTSIDE

The house is approached from the public road by a small parking area and there is an additional area of ground to the north which has potential to provide further parking or a garage. The house sits in a large mature garden and is bounded by high stone walls and hedging. Grassed areas immediately outside the house rise through a series of hedges to a summer house, raised vegetable beds and polytunnel beyond. A large, general purpose shed also houses the boiler.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|------------|-------------|-------------|----------|------------|-------------|-----|-----------|--------|
| Luggiehill | Mains | Septic Tank | Freehold | Oil Boiler | Band G | C | FTTC | YES |

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Dundee continue over the Tay Road Bridge in a southerly direction onto the A92. After crossing the Five Roads Roundabout continue for about 3 miles and take the turning on the left signposted for Logie (half a mile before Kilmany). Continue up the hill for about 1 mile and Luggiehill is situated on the left handside.

POST CODE

KY15 4SL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

merge.decoded.hike





FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

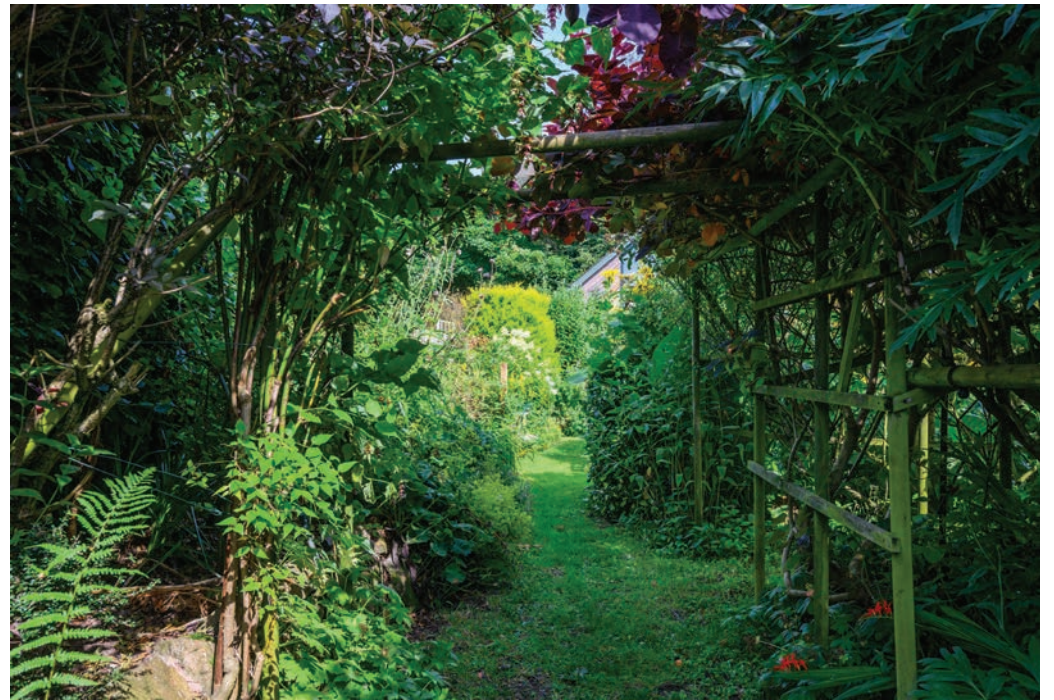
Failure to provide required identification may result in an offer not being considered.

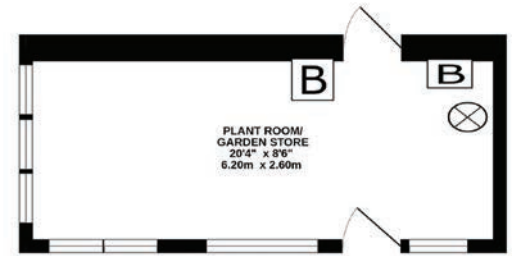
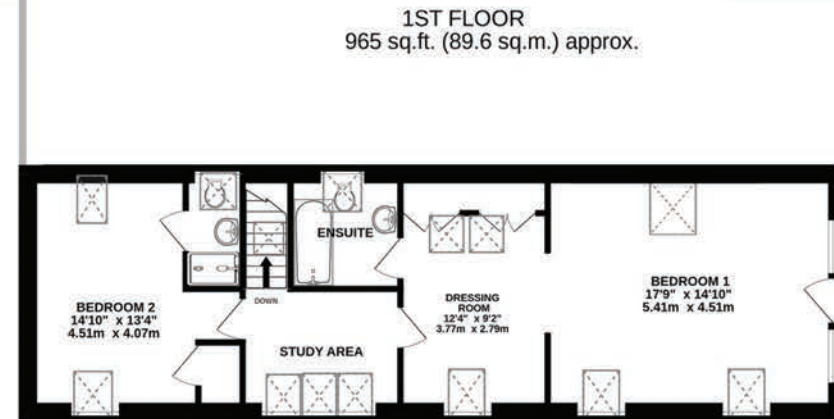
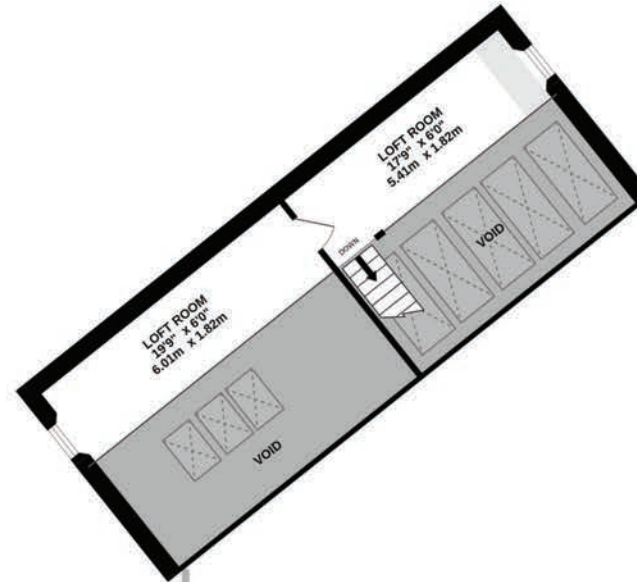
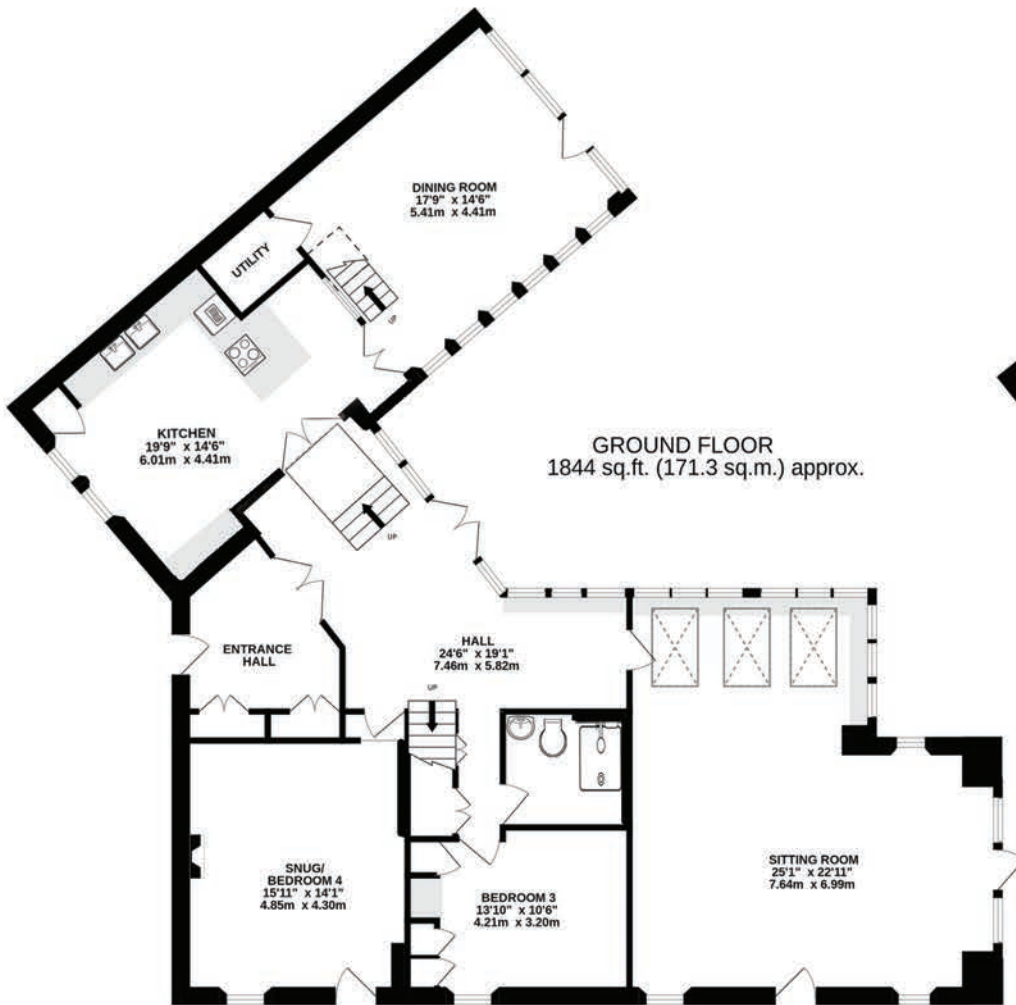


SWIMPORTANT NOTES

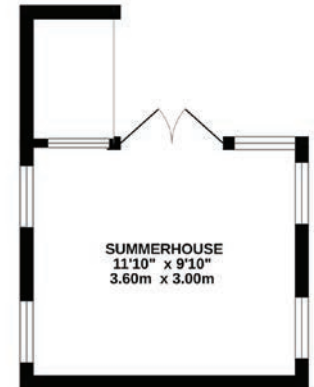
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024.







TOTAL FLOOR AREA: 316 sq.ft. (29.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



TOTAL FLOOR AREA: 2809 sq.ft. (260.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024







Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE