

Galbraith



ASHCRAIG

BOTTOMCRAIG, BALMERINO, NEWPORT-ON-TAY, FIFE



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Charming country property in an idyllic secluded setting

Cupar 8 miles ■ Dundee 8 miles ■ St. Andrews 12 miles

Perth 25 miles ■ Edinburgh 50 miles

- 1 reception room and breakfasting kitchen connecting to deck, 3 bedrooms (1 en-suite), bathroom, study/bedroom 4.
- Attractive well-presented family accommodation on one level leading to deck.
- Delightful garden with outlook over countryside.
- Private driveway and spacious parking area.
- Spacious loft with conversion potential (subject to all relevant consents and permissions).
- Beautiful accessible rural location, ideal for commuters to Dundee and St Andrews.

Offers Over £375,000

Galbraith

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 OnTheMarket





SITUATION

Ashcraig sits in a lovely quiet secluded country setting in the hamlet of Bottomcraig a short distance to the south-east of the sought after village of Balmerino in north east Fife. Surrounded by some exquisite countryside the property is well positioned for access to Dundee, Cupar and St Andrews, with Perth, Aberdeen and Edinburgh also within comfortable driving distance via the main M90 motorway network. Good local services are available in Gauldry, Wormit and Newport-on-Tay with all of Dundee's facilities and amenities on hand across the River Tay. Cupar, Fife's bustling county market town, lies 10 minutes drive to the south and offers an excellent range of shops and services, as well as a thriving monthly farmers market, whilst the ancient and historic town of St Andrews, globally acclaimed as the "Home of Golf", lies about 12 miles to the south east.

The Fife Coastal Path leads through Balmerino. There are several good state primary and secondary schools in the area, with independent schooling on hand at a number of highly rated schools, including St Leonard's at St Andrews and The High School of Dundee. There are railway stations in Leuchars, Cupar, Ladybank and Dundee, whilst Edinburgh airport lies approximately one hour to the south by road. The regional airport at Dundee offers a number of short haul flights.

DESCRIPTION

Ashcraig is an excellent family house in an idyllic country setting. The house is understood to have been constructed about 2000 and offers superb well-presented comfortable accommodation on one level. The spacious sitting room / dining room has a wood burning stove and glazed doors connecting to the adjacent raised deck, which can also be accessed from the kitchen. The attractive main bedroom benefits from a newly upgraded en suite shower room, with three further bedrooms, family bathroom and hall completing the accommodation. Subject to all relevant consent and permissions being obtained it is believed that there may be scope for the creation of additional accommodation by way of loft conversion.

ACCOMMODATION

Hall, sitting room / dining room, kitchen/breakfast room, 3 bedrooms (1 en suite), study/bedroom 4 leading to terrace.

GARDEN

Ashcraig stands in a delightful sizeable garden with plentiful driveway parking and an attractive mix of plants, trees and shrubs as well as lawn and a stream. The raised deck can be accessed by the sitting room / dining room and the kitchen/breakfast room and is ideal for outdoor entertaining and enjoys a lovely aspect looking out over the garden and adjacent neighbouring paddock.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Air Source	Band G	C	FTTP	YES

FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Ashcraig has a right of access over the private track.

DIRECTIONS

In the hamlet of Bottomcraig follow the private gravel track down past the church and then follow the track round to the left. Ashcraig is then on the left after a short distance.

POST CODE

DD6 8RN

WHAT3WORDS

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



SOLICITORS

Campbell Boath

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The fridge/freezer and washing machine are included. The study and front door curtains and matching cushions are included. The curtains in the kitchen are included. The dining/pool table and 6 chairs, 2 kitchen tables are also included.

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT 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 September 2024.















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