

ROSS HOUSE

HIGH STREET, FALKLAND, CUPAR, FIFE





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Extensively refurbished cottage centrally situated in the historic conservation village of Falkland

Edinburgh 37 miles ■ St Andrews 20 miles ■ Perth 17 miles

- Sitting room, dining room, kitchen
- Main bedroom with en suite bathroom, 2 further bedrooms, shower room, utility room, garden room.
- Colourful mature front garden and enclosed rear garden with small patio and garden shed.
- Current holiday let with good steady income stream

Offers Over £375,000

Galbraith

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 OnTheMarket





SITUATION

The Ross House enjoys a delightful central position in the sought after and historic village of Falkland, just a short walk from Falkland Palace, famously used by Mary Queen of Scots as a hunting lodge. The towns of Cupar and Glenrothes provide excellent day to day amenities including supermarkets, medical centres, schools, swimming pools and leisure centres. There are excellent independent schools in the area including the High School of Dundee and St Leonards in St Andrews. Falkland gives immediate access to the Lomond Hills and Falkland Estate which between them offer great scope for walking, cycling and other country pursuits. Loch Leven is also nearby. Perth, Dundee, St Andrews and Edinburgh are readily accessible from the village with mainline railway stations at Ladybank and Markinch. There is a Park and Ride bus service from Kinross to Edinburgh and Perth.

DESCRIPTION

Ross House, a charming B Listed terraced cottage, dating from around 1750. It has been extensively and sympathetically modernised and is currently in use as a holiday let. Constructed of exposed stone under a traditional pantiled roof, it sits at the heart of the village. With accommodation on 2 floors, it combines many original features including stone or tiled fireplaces in most rooms, including bedrooms, with 21st century comfort such as underfloor heating in the kitchen and bathrooms. The handcrafted kitchen has a 6 burner Britannia range gas cooker and a Belfast sink. There is a floored loft access by a Ramsay ladder providing useful storage space. The rear walled garden is entirely secluded and is accessed from the garden room via a small patio.

ACCOMMODATION

Ground Floor: Sitting room, Dining Room/Bedroom 4, Kitchen/breakfast Room, Utility Room.

First Floor: Main Bedroom with en suite bathroom. 2 further Double Bedrooms. Shower Room. Garden Room.

GARDEN

Mature colourful gardens to front and rear. The house is approached via 5 stone steps from street level. The enclosed garden and patio to the rear is accessed from the garden room and enjoys complete privacy. There is a garden shed and a gate opens to a small lane allowing access to the street.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band E	C	FTTP / FTTC*	YES

FLOOD RISK

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

DIRECTIONS

From the centre of Falkland continue in a westerly direction on to the High Street. Ross House is on the left hand, just past the Bruce Fountain.

POST CODE

KY15 7BU





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///lighter.misfits.buying

LOCAL AUTHORITY

Fife Council

FIXTURES AND FITTINGS

All fixtures and fittings, including furniture, are included in the sale.

LISTED BUILDINGS

Ross House is Listed Category B.

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

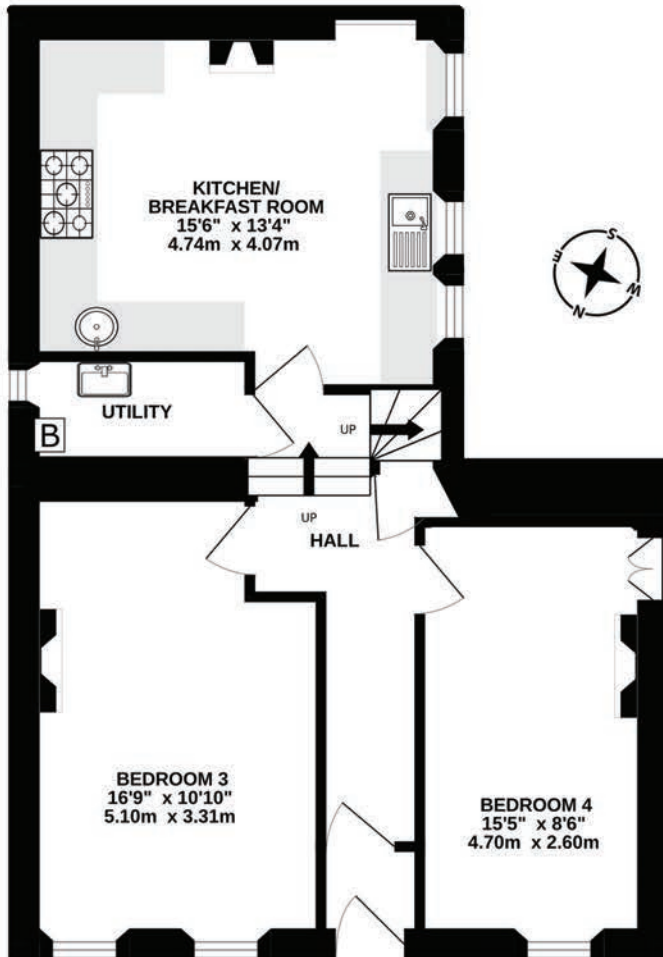
Failure to provide required identification may result in an offer not being considered.



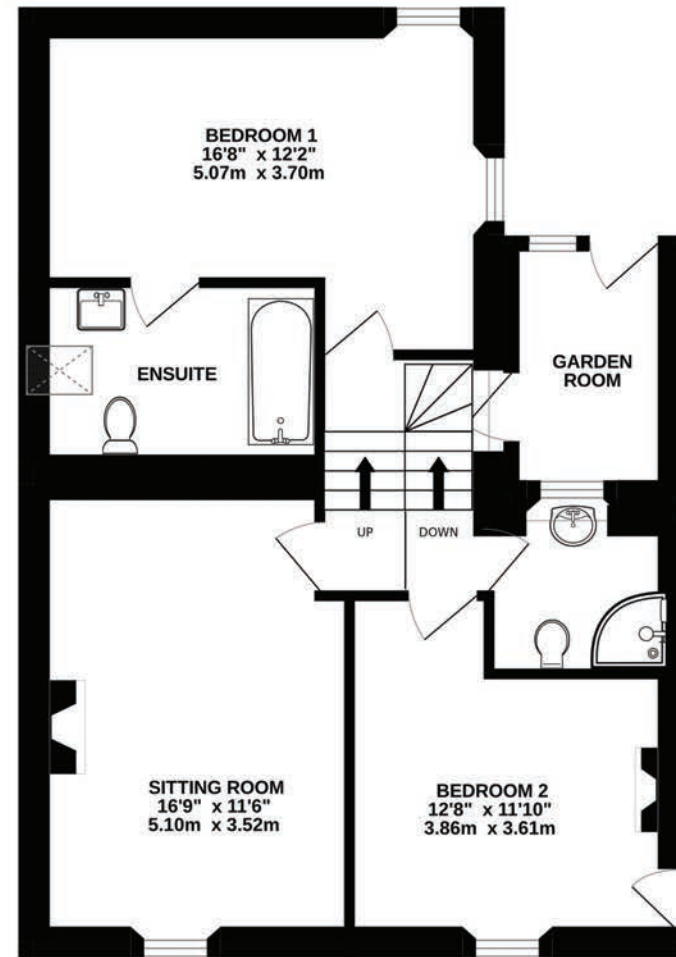




GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 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.
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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 August 2024.







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