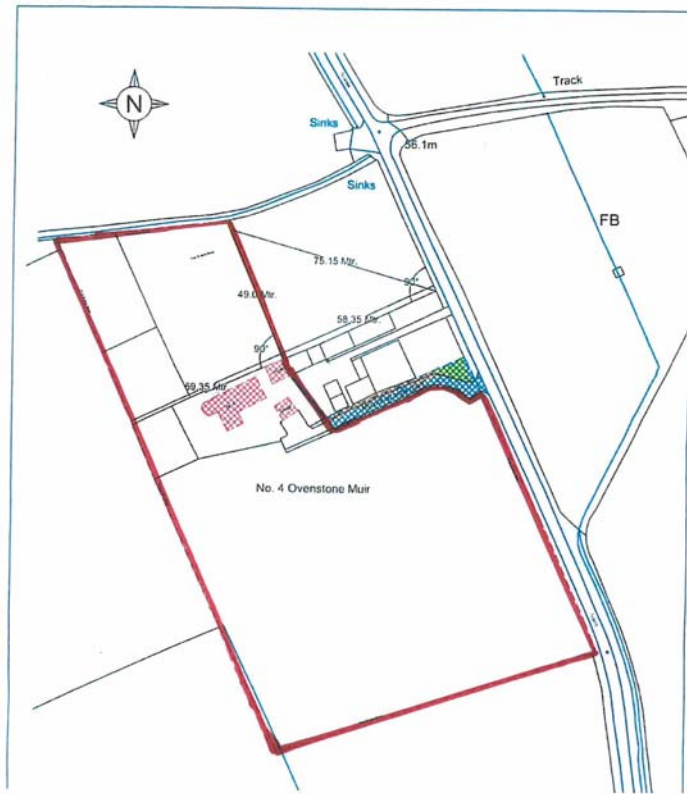


## OUTSIDE

The house is surrounded by lawned gardens. To the side of the main house is a detached double garage with workshop area to the rear.

Situated to the front of the house is a grazing paddock extending to 3 acres or thereby and a smaller grazing paddock to the rear extending to 1 acre or thereby.



## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

## COUNCIL TAX

Council Tax Band F. The annual Council Tax payable at present is £2,227.19.

## FIXTURES AND FITTINGS

All fitted floor coverings and some white goods are included in the sale.

## SERVICES

Mains electricity and water. Private drainage to septic tank. Oil fired central heating.

## ASKING PRICE

Offers over £380,000 are invited for the whole.

## OFFERS TO:-

Bradburne & Co., 139 South Street, St. Andrews, Fife, KY16 9UN. Fax 01334 474399.

## IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2016 Licence Number 100010747.



Dundee 23.5 miles

Kirkcaldy 20 miles

## Ovenstone Muir, By Anstruther, Fife

St Andrews 9.5 miles

Edinburgh 47 miles



**SMALL HOLDING WITH DETACHED FAMILY HOME IN AN ATTRACTIVE ELEVATED POSITION OVERLOOKING THE FIRTH OF FORTH IN EXCELLENT CONDITION THROUGHOUT**

*Accommodation:*

Sitting Room, Dining Room, Kitchen, Sun Room,  
4 Bedrooms (2 En-Suite Shower Rooms), Family Bathroom, Utility Room

**Double Glazing**

**Oil Fired Central Heating**

**Double Garage**

**Two Grazing Paddocks**

4.38 Acres (1.77 Ha) or thereby in all

## GENERAL DESCRIPTION

Ovenstone Muir is a compact small holding comprising a modern family home built 11 years ago, and 2 grazing paddocks in all extending to 4.38 acres or thereby. The four bedroom family home is in excellent condition and is highly specified throughout. The whole property has a multitude of uses and permutations based on the purchasers needs.

## SITUATION

Ovenstone Muir is situated to the north of Pittenweem in an attractive elevated position overlooking the Firth of Forth and Berwick Law beyond.

Day to day facilities are available in Pittenweem and Anstruther including supermarkets, health facilities and a wealth of leisure activities. St Andrews is only 9.5 miles distant with more comprehensive facilities.

Primary schools are available in Pittenweem and Anstruther. There is also the excellent Waid Academy secondary school in Anstruther.

## DIRECTIONS

From St Andrews follow the Crail road out of town to the south. At the top of Kinkel Brae turn right towards Anstruther, follow the road for 4 miles to Spalefield Cross Roads and turn right towards Kellie Castle, follow the road for 1½ miles and turn right on a minor road sign posted Carnbee.

Ovenstone Muir is on the left. For route planning the post code is KY10 2RR.

## THE HOUSE

### PARTICULARS OF SALE

The property is entered through a glazed door into:-

**Entrance Vestibule (S)**  
1.4m x 1.9m  
4'7" x 6'2"  
Tiled floor. Radiator. Cornice.  
Security alarm control.

Double part-glazed doors from the vestibule lead into:-

**Reception Hallway**  
3.1m x 3.23m  
10'2" x 10'7"  
Walk in double storage cupboard with shelving and hanging space. Cornice.

**Sitting Room (S,W)**  
4.2m x 5.5m  
13'9" x 18'



TV point. Telephone point. Radiator. Cornice.

**Kitchen (E)**  
3.52m x 4.31m  
11'6" x 14'1"



Fitted floor and wall units. Kitchen island with 2 units below. Rangemaster Toledo grill, double oven and gas hob. Stainless steel extractor hood. Diplomat integrated dishwasher. 1½ sink and drainer. Tiled splash back. Tiled floor. Cornice.

**Utility Room (N)**  
2.22m x 2.97m  
7'3" x 9'9"

Fitted floor units. Walk in storage cupboard with hanging and shelving space. Chrome sink and drainer. Combi boiler. Tiled floor. Tiled splash back. Glazed door leading to rear garden. Hatch to attic. Hotpoint First Edition washing machine. Hotpoint Aquarius tumble drier.

**Sun Room (E,W,N)**  
4.31m x 4.38m  
14'2" x 14'4"

Patio door leading to garden. TV point. Telephone point. Radiator. Cornice.



**Dining Room (N)**  
2.98m x 4.3m  
9'9" x 14'  
Door to sun terrace. Radiator. Cornice.



**Bedroom 2 (N)**  
2.87m x 3.58m  
9'5" x 11'9"  
Double fitted wardrobes with mirrored doors, hanging and shelving space. Radiator. Cornice.



**En-suite Shower Room (N)**  
1.47m x 1.57m  
4'10" x 5'1"  
Corner shower cubicle with Mira Sport electric shower and wet wall surround. Wash hand basin. W.C. Fully tiled walls and floor. Silavent extractor fan. Radiator.

**Bathroom (S)**  
2.39m x 3.1m  
7'10" x 9'10"

Double shower cubicle with Mira electric shower. Bath. Wash hand basin. W.C. Fully Tiled walls and floor. Silavent extractor fan. Radiator.



**Study/Bedroom 4 (S)**  
2.4m x 3.3m  
7'10" x 9'11"  
Telephone point. Radiator.

**Bedroom 3 (S)**  
3.5m x 3.56m  
11'5" x 11'6"  
Triple fitted wardrobe with sliding doors, hanging and shelving space. Radiator. Cornice.

**Master Bedroom (N)**  
3.53m x 3.57m  
11'7" x 11'8"  
Triple fitted wardrobe with sliding doors, hanging and shelving space. Walk in storage cupboard with hanging and shelving space. Radiator. Cornice.



**En-suite Shower Room (N)**  
1.91m x 2.48m  
6'3" x 8'1"  
Corner shower cubicle with Mira Sport electric shower and wet wall surround. Wash hand basin. W.C. Fully tiled walls and floor. Silavent extractor fan. Radiator.