

# Bradburne & Co

Chartered Surveyors, Estate Agents

## OUTSIDE

To the front of the cottage is a south facing woodland garden with pond. To the rear is a paved terrace and lawned garden surrounded by a hedge and mature trees. Beyond the garden is a useful grazing paddock that is well fenced.

To the side of the cottage is a garage, shed, boiler room and gravelled car parking area.

Garage—5.64m x 3.3m

Timber shed—7.1m x 2.5m

## SERVICES

Mains electricity and water. Private drainage.

## VIEWING

Strictly by appointment with the Selling Agents  
– 01334 479479.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band E

## COUNCIL TAX

Council Tax Band C The annual Council Tax payable at present is £1865.91

## FIXTURES AND FITTINGS

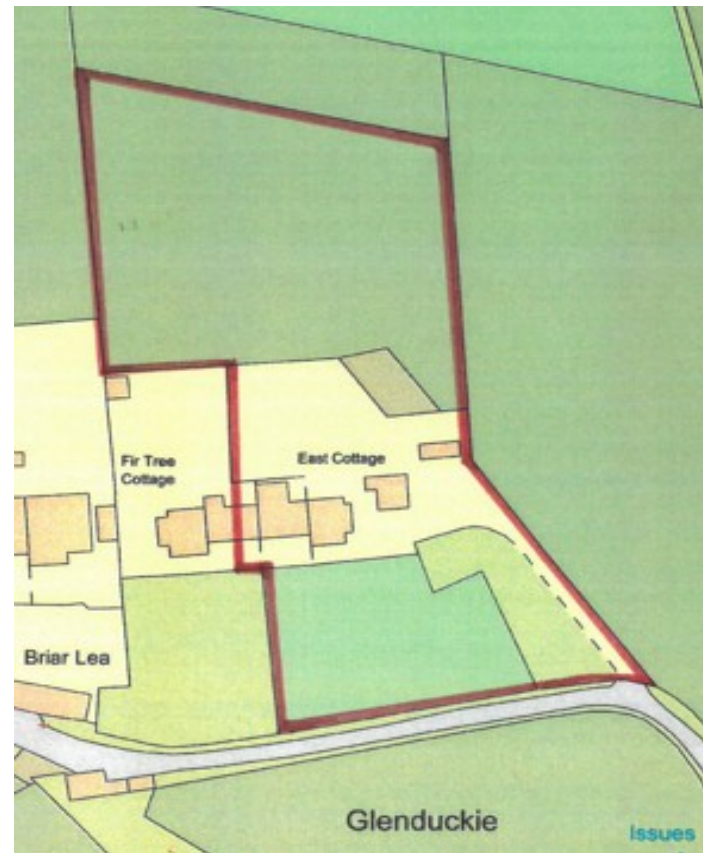
Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale.

## ASKING PRICE

Offers over £320,000 are invited.

## OFFERS TO:-

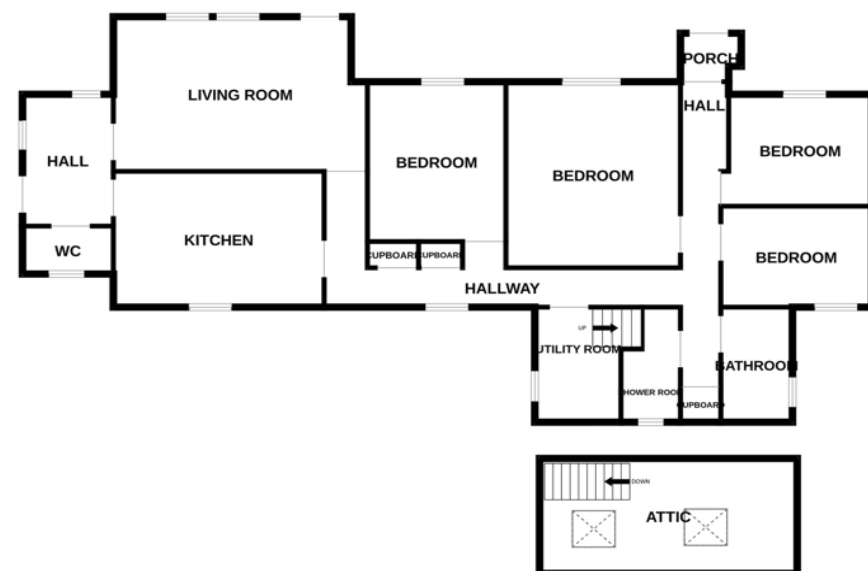
Bradburne & Co; [info@bradburne.co.uk](mailto:info@bradburne.co.uk)



## 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 2025 Licence Number



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Cupar 6.9 miles

Perth 16 miles

## East Cottage, Glenduckie, by Newburgh, FIFE

Dundee 15.7 miles

Edinburgh 45.3 miles



## AN ATTRACTIVE COTTAGE IN DELIGHTFUL GARDEN WITH GRAZING PADDOCK EASILY ACCESSIBLE TO MAJOR TOWNS

### Accommodation:

Sitting Room, Dining Kitchen, 4 Double Bedrooms, Shower Room,  
Family Bathroom, Utility Room, Attic Room, WC.

**Solar Thermal Water Heating**  
**Woodland and Lawned Gardens**  
**Grazing Paddock**

**Garage and Large Shed**  
**Extending to 1.55 acres, 0.63 hectares or thereby.**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: [info@bradburne.co.uk](mailto:info@bradburne.co.uk) Web: [www.bradburne.co.uk](http://www.bradburne.co.uk)



## GENERAL DESCRIPTION

A semi-detached cottage located in a delightful setting with views to the south over attractive countryside. The cottage has been upgraded with 1 1/2 storey extension to the rear and double glazing throughout. Oil fired central heating is supplemented with a log burning stove and solar thermal water heating. To the front is a woodland garden, to the rear is a lawned garden and useful grazing paddock beyond extending to 1.55 acres in all.

## SITUATION

Glenduckie is a small hamlet of homes and farmland with the popular Dunbog Primary School and village hall within easy walking distance. Day to day amenities can be found in Newburgh and Cupar. Secondary schooling is available in Cupar in addition to a railway station. Dundee is about 20 minutes by car with more comprehensive facilities and the airport linking to London.

## DIRECTIONS

From Cupar, follow the A913 towards Newburgh and cross the A92 at the Parbroath crossroads. Just past Dunbog Primary School turn right at Glenduckie Farm. Continue around the farm buildings and East Cottage is the first driveway on the right. The postcode is KY14 6JF. What Three Words for the entrance gate are delusions.rainwater.massive

## PARTICULARS OF SALE

The property is entered through the side entrance into the boot room.

**Boot Room (SW) (SE)**  
3.33m x 2.22m  
10'7" x 7'3"  
Tiled flooring, small storage cupboard. Coat hooks. Doors leading to WC, Sitting Room and Kitchen



**Sitting Room (S)**  
6.05m x 3.84m  
19'10" x 12'7"  
Hardwood floor. Wood burning stove. Serving hatch through to kitchen. Window seat with storage. French doors to garden. Radiator. TV aerial, Telephone point



**Kitchen (NW)**  
5.06m x 3.33m  
16'7" x 10'11"  
Fitted wall and base units Indesit dishwasher, Hi-Sense Oven, Creda Plan hob. Daewoo fridge freezer. Serving hatch through to sitting room. Radiator.

**Bedroom 1 (S)**  
3.93m x 3.26m  
12'10" x 10'8"  
Radiator, telephone point, TV aerial.

**Utility Room (N) (E)**  
Base units with sink. Door to terrace and garden. Hoover H-Wash 350 washing machine. Clothes pulley.



**Bedroom 2 (N)**  
3.81m x 2.78m  
12'6" x 9'1"  
Radiator, Laminate flooring



**Sitting Room/Bedroom 4 (S)**  
4.65m x 4.15m  
15'3" x 13'7"  
Stone fireplace and slate hearth. 2 radiators, TV point.



**Bedroom 3 (S)**  
3.58m x 2.77m  
15'3" x 13'7"  
Radiator.



**Attic Room (W) (E)**  
3.4m x 2.87m  
11'3" x 9'5"  
(coombed)  
Solid pine flooring, Electric meter, Telephone point.

**Family Bathroom**  
2.9m x 1.71m  
12'6" x 5'7"  
Bath with shower over. W.C. Wash hand basin, Radiator.



**Shower Room (W)**  
2.86m x 1.37m  
9'4" x 4'6"  
Shower cubicle, wash hand basin, W.C. Radiator, Silavent extractor.