



**BURNSIDE**  
BRUNTON, CUPAR, FIFE

**Galbraith**







# BURNSIDE, BRUNTON, CUPAR, FIFE

Unique stone-built property set in a conservation hamlet.

Cupar 7 miles ■ Dundee 13 miles ■ St Andrews 17 miles  
Perth 18 miles ■ Edinburgh 46 miles

- Sitting room with a mezzanine, open plan kitchen/dining area, 3 bedrooms, bathroom, shower room, utility room.
- Substantial garden bordering burn, 2 private driveways, extensive lawn & raised beds.
- Attached garden store. Garden sheds and greenhouse.
- Fully double glazed. Under-floor heating.
- Tranquil semi-rural situation.



**Galbraith**

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 **OnTheMarket**

### SITUATION

Burnside is situated in the beautifully kept village of Brunton in North East Fife, which is surrounded by lovely countryside with the impressive backdrop of the hills of the Green Craigs and Normans Law and the Fife Coastal Path is just a short distance away. Despite its rural location Brunton is well placed for access to the county market town of Cupar which is only 7 miles distant and offers an excellent range of local amenities and facilities, as well as a popular monthly farmers' market. In terms of city facilities, there is easy access to the resurgent city of Dundee, home to Scott's RSS Discovery and V & A Museum. Perth is a short drive to the west whilst about a twenty-minute drive to the east lies the ancient and historic university town of St. Andrews with its excellent cosmopolitan selection of shops, restaurants and the like. The surrounding countryside is home to an array of wildlife and for the outdoor enthusiast offers great scope for walking, cycling, riding, sailing and of course golf with the Old Course at St. Andrews regularly hosting the Open Championship.

State schooling is available locally with private schooling being provided in St. Andrews, Dundee and in the Perth area. There are railway stations in Cupar, Leuchars, Markinch and Ladybank, with Edinburgh airport about fifty minutes to the south. The busy regional airport at Dundee offers a good selection of short-haul flights.

### DESCRIPTION

Burnside was largely rebuilt and extended in 2007 incorporating a traditional cottage, adjoining byre and modern extension. It is built in a rough L shape and set back from the public road and approached by private driveways. The house is full of charm and character and offers beautifully proportioned accommodation on one level extending to about 160 sqm. It is in excellent decorative condition and is fully double glazed and benefits from under-floor heating.







The sitting room has a full height cathedral ceiling with Velux windows and a stove set into a fireplace as well as stairs leading up to a mezzanine area, providing a useful study/gallery. Broad corridors lead off to three double bedrooms, a family bathroom, a shower room and glazed doors, which lead out to a lovely garden terrace. The kitchen/dining room is situated in the former byre on the north-west side of the property and offers a bright open plan space with a full height ceiling and an adjoining utility room. Glazed doors lead out from the kitchen to the side drive. The kitchen benefits from an electric Aga and free-standing units.

#### ACCOMMODATION

Entrance porch, main hall, sitting room with a mezzanine, open-plan kitchen/dining area, 3 double bedrooms, bathroom, shower room, utility room.

#### GARDEN

There are areas of garden ground to the front and rear, with the rear garden bounded by timber fencing and hedging and it is largely laid to lawn with an area of raised beds. There are fruit trees, perennial flower beds and a small burn running to the east side of the property. To the front of the house is a mature pear tree.

There is a garden shed of stone construction under a pitched and slated roof attached to the house, three garden timber sheds with metal roofs and timber greenhouse.

















## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Listing	EPC
Mains	Mains	Mains	Freehold	Oil boiler	Band C	C Listed	D

### FLOOD RISK

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

### DIRECTIONS

The village of Brunton is accessed off the main A92 which runs through North East Fife. Take the turning for Luthrie and continue through the village of Luthrie following the signposts for Brunton. After about one mile take the turning on the right for Brunton and continue down a single lane road into the village, taking the right fork in the road. Burnside is the second house on the right after the fork and is opposite the playpark.

### POST CODE

KY15 4NB

### WHAT3WORDS

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





### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The curtains, blinds, white goods, free standing kitchen units and light fittings are all 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

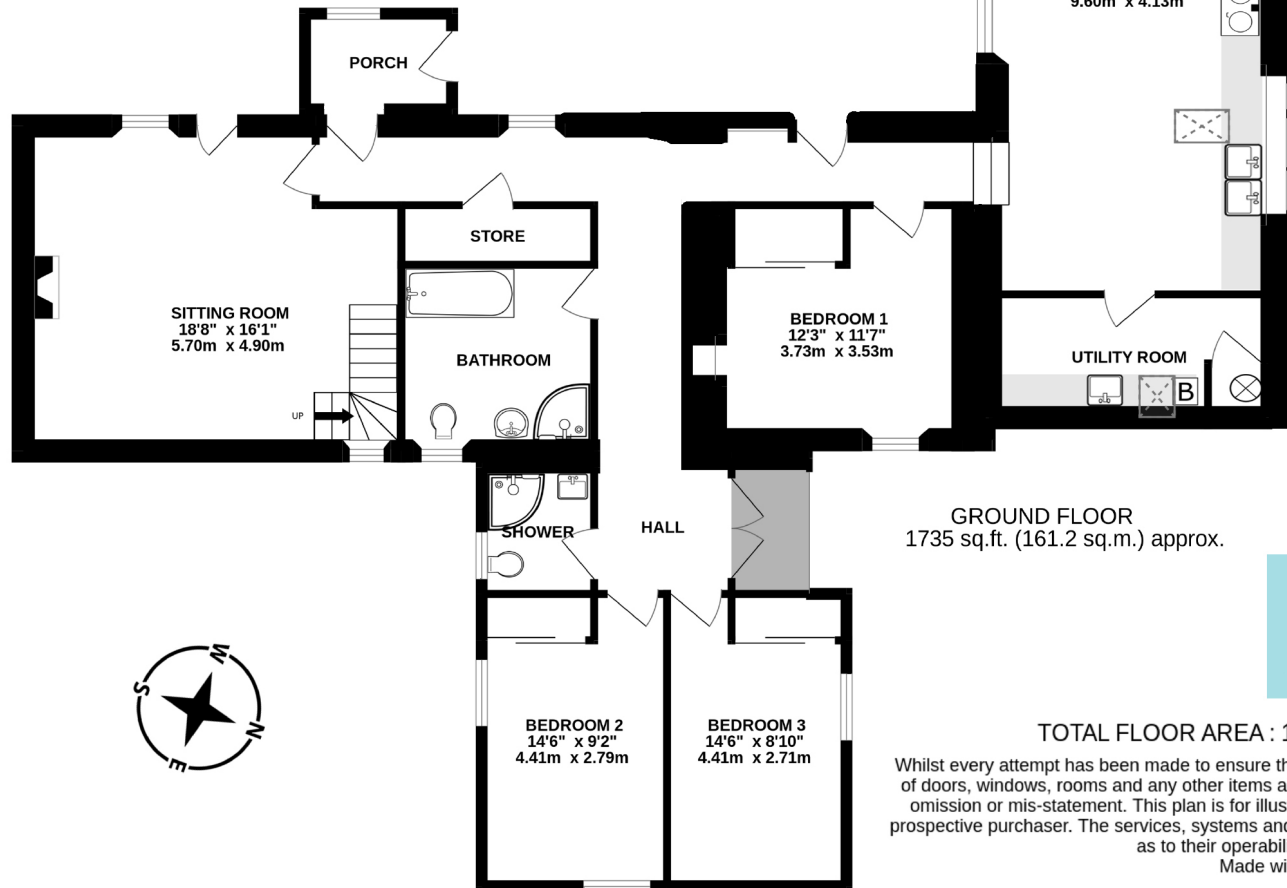
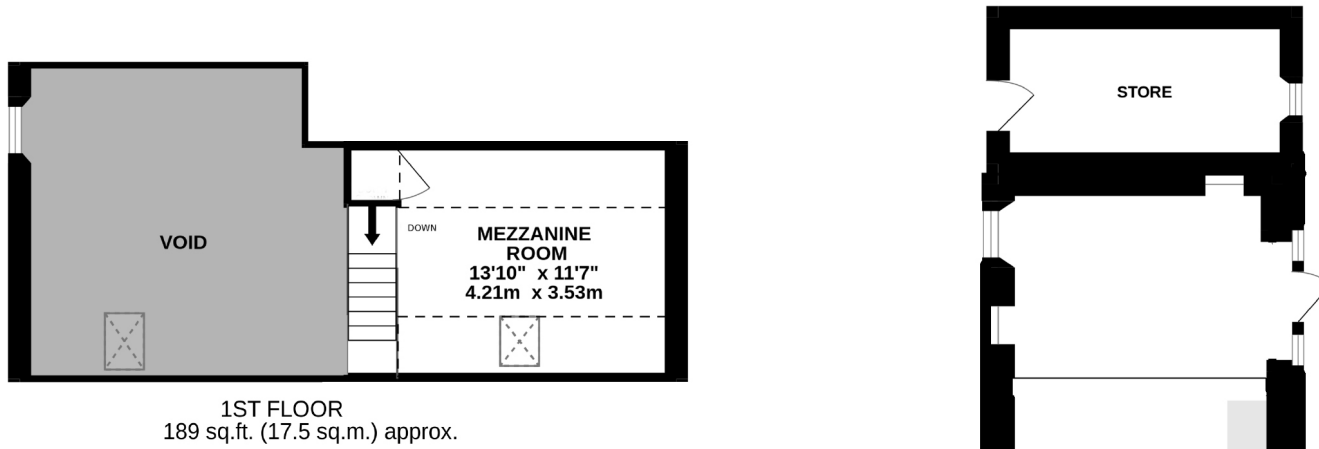
Failure to provide required identification may result in an offer not being considered.

### 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 May 2024.







**TOTAL FLOOR AREA : 1924 sq.ft. (178.7 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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