

1 Brewsterwells Farm Cottages Brewsterwells, St. Andrews, KY16 8PF

Offers Over £230,000

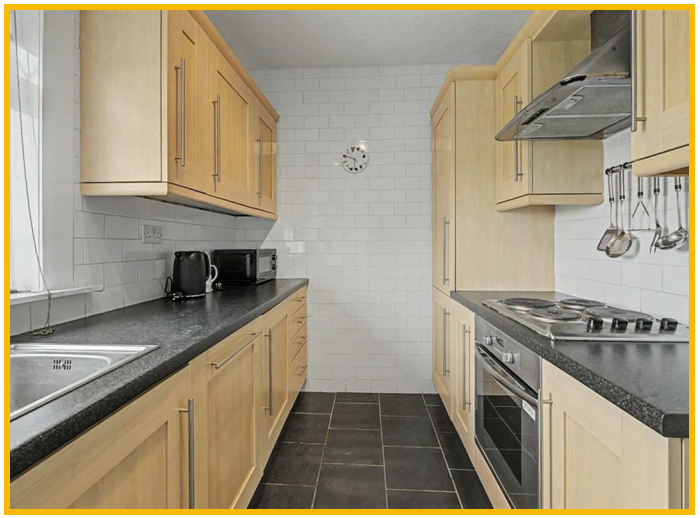
Fife Properties

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Fife Properties

Rarely Available 2 Bedroom 2 Reception End-Terraced COTTAGE enjoying STUNNING COUNTRYSIDE VIEWS, a beautiful private, MAINLY SOUTH-FACING GARDEN and OFF-STREET PARKING. Set in a fantastic countryside location just a short drive from the historic University Town of St Andrews, with shops, supermarkets, restaurants, cafes, leisure facilities and schools. Close to Fife's golden sandy beaches, the Fife Coastal Path and WORLD-RENOWNED GOLF COURSES. Cupar Train Station offers convenient links to Perth, Dundee, Edinburgh and beyond. Accommodation: Hall, Lounge, Conservatory, Kitchen, 2 double bedrooms and bathroom. DG. GCH. Private Garden. Off-Street Parking. PERSONAL PROPERTY TOUR available online.







LOCATION
Nestled amidst the beautiful rolling countryside of Northeast Fife, this charming cottage enjoys an ENVIABLE RURAL SETTING with stunning countryside views, peaceful surroundings and easy access to some of Scotland's finest attractions. Just a short drive away, the historic University Town of St Andrews, renowned as the HOME OF GOLF, offers excellent shopping, award-winning restaurants, cafes, schools, leisure facilities, magnificent sandy beaches and world-famous golf courses. The picturesque fishing villages of the East Neuk of Fife are also a short drive away with spectacular coastal scenery and the renowned Fife Coastal Path provide endless opportunities for outdoor pursuits and relaxation. Nearby Cupar offers additional amenities and a railway station with connections to Dundee, Perth, Edinburgh and beyond. The perfect balance of peaceful countryside living and convenient access to the very best of St Andrews and the East Neuk of fife.

DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC door with an opaque double-glazed window leading into the hallway. Hatch provides access to the partially floored roof space. Radiator. Carpeted.

LOUNGE
16'10" x 15'0" (5.15m x 4.58m)
Spacious lounge with a double-glazed window to the rear. Gas fire set in a timber and tiled surround with a tiled hearth. Cupboard provides housing for the gas central heating combi boiler with additional shelving / storage space. 2 radiators. Engineered hardwood flooring. Doorway to the conservatory.

CONSERVATORY
11'5" x 12'5" (3.48m x 3.79m)
Bright conservatory with wrap around double-glazed windows to the rear overlooking the garden and countryside. Ample space to create a dining area. Fully tiled. Tiled flooring.

KITCHEN
9'10" x 6'11" (3.02m x 2.13m)
Galley style fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan, oven, dishwasher and a fridge / freezer. Double-glazed window to the front with countryside views. Fully tiled. Radiator. Tiled flooring.

BEDROOM 1
12'0" x 9'11" (3.67m x 3.03m)
Good-sized double bedroom with a double-glazed window to the rear overlooking the garden. Decorative cast iron and timber fire surround. Radiator. Carpeted.

BEDROOM 2
13'1" x 9'8" (4.01m x 2.96m)
Additional double bedroom with a double-glazed window to the side. Decorative cast iron and timber fire surround. Radiator. Carpeted.

BATHROOM
7'0" x 4'6" (2.14m x 1.39m)
3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and an electric shower unit above. Opaque double-glazed window to the front. Fully tiled. Radiator. Tiled flooring.

GARDEN
The property sits on a generous sized plot with ample off street parking for multiple cars. The garden is mainly laid to lawn with established plants, shrubs and hedgerow providing colour all year round. An area of timber decking offers an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. LPG tank located in the garden. A timber shed provides outdoor storage space.

AGENT NOTES
Please note that all room sizes are measured approximately to the widest points.

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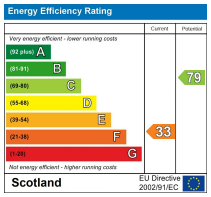


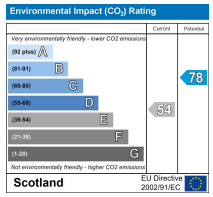




GROUND FLOOR







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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