



Bridgend Cottage West Lathrisk Road, Newton Of Falkland, Cupar, KY15 7QZ
Offers Over £220,000

Located on a GOOD-SIZED PLOT this 2 Bedroom Cottage OVERLOOKS THE COUNTRYSIDE and has the POTENTIAL TO DEVELOP further. With easy access to Ladybank Train Station offering excellent commuter links to Dundee, Edinburgh and further afield, close to Falkland, Freuchie and Glenrothes providing all essential shops, supermarkets, health/leisure facilities and schooling options this could be the one for you. There is also an idyllic footpath to Falkland, several great walking/running and cycling routes nearby. Accommodation: Hall, living room, breakfasting kitchen, 2 double bedrooms and a shower room. DG/GCH. Off Street Parking for several cars with a garden and spacious hard standing. Garage/workshop. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via the front porch with UPVC door and double-glazed windows to the front and side, leading into the vestibule and inner hall. Hatch provides access to a roof space. Radiator. Carpeted.

LIVING ROOM

14'9" x 12'0" (4.52m x 3.68m)

Spacious living room with a double-glazed window to the front and side with a stunning view of the East Lomond Hill. Gas fire set in a timber surround. Radiator. Carpeted.

BREAKFASTING KITCHEN

11'10" x 11'1" (3.62m x 3.39m)

Bright breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven below. Cupboards provide shelving/storage space and housing for the gas central heating condensing combi boiler. Double-glazed window to the rear with a beautiful countryside view. Radiator. Carpeted. Double-glazed timber door provides additional access to the property and leads to the garage/workshop.

BEDROOM 1

13'1" x 9'10" (3.99m x 3.01m)

Double bedroom with a double-glazed window to the front with a pleasant outlook to the hillside of the East Lomond hill. Built-in wardrobes with sliding doors provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

12'10" x 8'10" (3.93m x 2.71m)

Additional double bedroom with a double-glazed window to the rear with a beautiful countryside view. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM

9'9" x 4'11" (2.99m x 1.50m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and an electric shower unit. Opaque double-glazed window to the rear. Radiator. Vinyl flooring.

GARDEN

The property occupies a generous plot and benefits from a beautifully presented front garden, predominantly laid to lawn with well-established borders featuring a variety of plants, shrubs, and established hedging. A monoblock driveway provides ample off-street parking for multiple vehicles. In addition, there are two gravel hardstanding areas offering further parking provision or potential for future development, subject to the necessary consents.

GARAGE/WORKSHOP

12'3" x 11'4" (3.75m x 3.46m)

Excellent multipurpose space ideal for use as a workshop equipped with light and power. Accessed via timber double doors. Concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points. Potential to develop further is subject to all the necessary consents being approved.

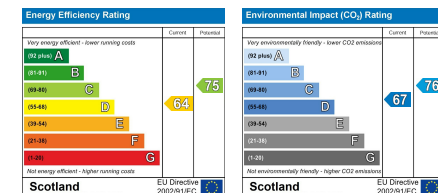




GROUND FLOOR



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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