



Thorntons
The right way to move

Falconlea, Back Wynd

Falkland, Cupar, Fife, KY15 7BX





Summary

Offering a peaceful setting with rural views, this charming detached cottage is accompanied by lawned gardens, a gated driveway, and a detached single garage. The homely interiors are conveniently set on one level and feature two double bedrooms with storage, a spacious four-piece bathroom, a living room with a focal fireplace, a tasteful kitchen with garden access and an adjoining dining room, and a utility room. Historic Falkland enjoys the convenience of good everyday amenities and is nestled amongst beautiful unspoilt countryside. Local towns providing wider amenities are just a short drive away.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Features

- Traditional detached cottage
- Airy entrance hall with cloak storage
- Elegant living room with living-flame fire
- Modern well-appointed kitchen with garden access
- Versatile dining room (adjoining kitchen)
- Two double bedrooms with large built-in wardrobes, including clothes rails and shelving
- 4pc bathroom with rolltop bath and a large shower cubicle
- Utility room
- Generous gated driveway
- Detached single garage
- Front and rear gardens
- Gas central heating and double glazing



“A welcoming detached home quietly situated in the picturesque conservation village of Falkland with lovely country views”





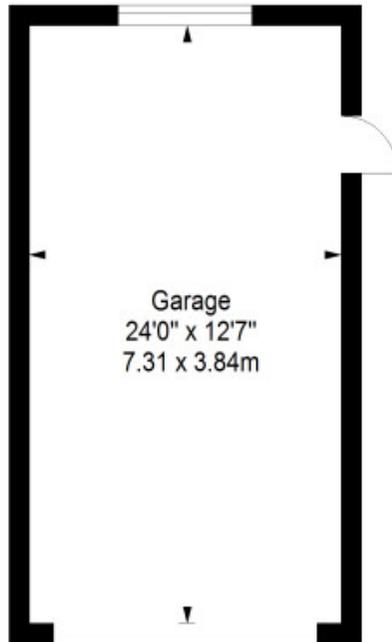


“Benefits include excellent private parking, spacious gardens, and good local amenities.”

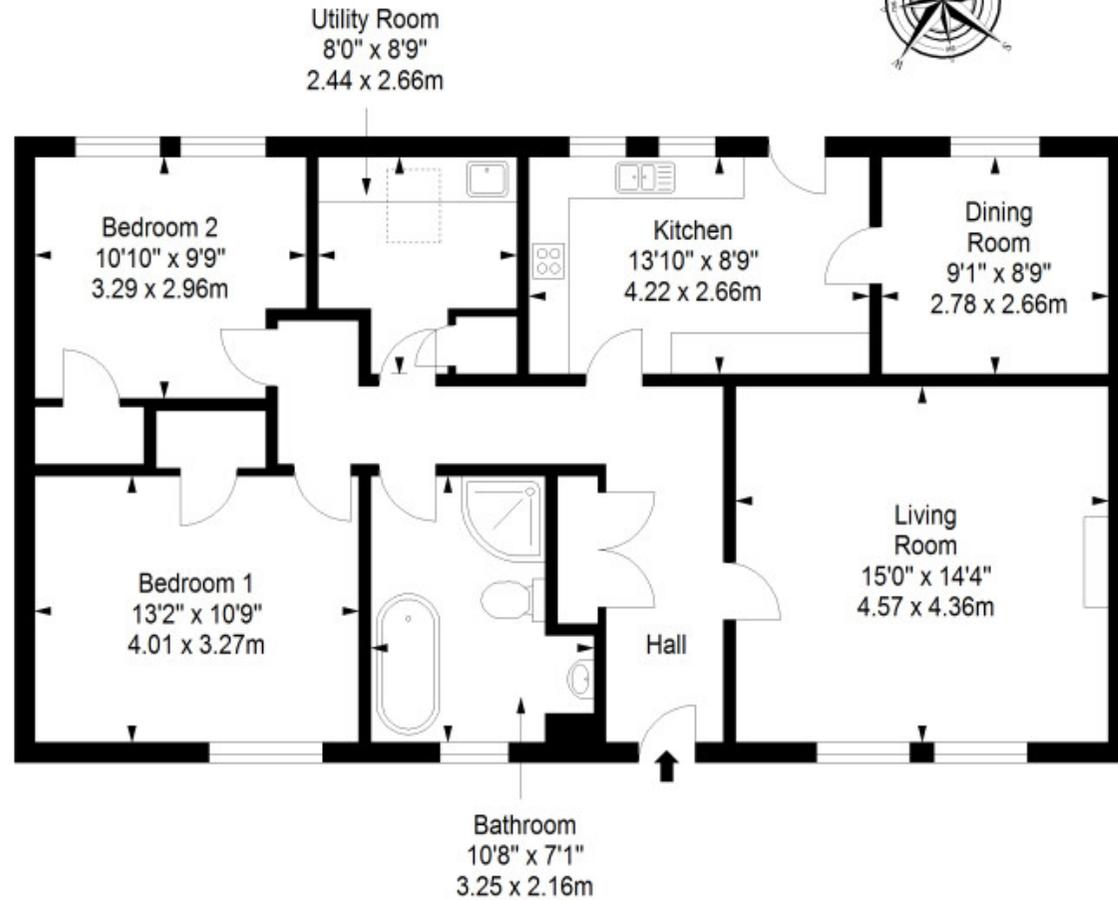


Floorplan

Garage
Approx. 28.1 sq. metres (302.5 sq. feet)



Ground Floor
Approx. 94.7 sq. metres (1019.4 sq. feet)



Total area: approx. 122.8 sq. metres (1321.9 sq. feet)



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