



**BALMASHIE COTTAGES,  
ST. ANDREWS, FIFE**





# BALMASHIE COTTAGES, ST. ANDREWS, FIFE, KY16 8PN

St. Andrews 3 miles

Dundee 15 miles

Glasgow 76 miles

Crail 7 miles

Edinburgh 50 miles

**Nine charming two and three bedroom cottages ideally placed for St. Andrews**

- High quality holiday cottages with consent for permanent occupation
- Wonderful rural setting close to the coast
- 5 single storey houses, 4 two storey houses
- Well presented comfortable accommodation
- Communal shared front garden with private rear gardens
- Ideal as permanent residences or second homes

CKD Galbraith  
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## GENERAL

The nine original cottages at the popular and successful Balmashie are now being offered for sale individually, with permission having been granted for permanent occupation. Balmashie enjoys a beautiful setting close to the coast, just a short distance to the south of the ancient and cosmopolitan town of St. Andrews, known worldwide as the home of golf and offering an excellent range of facilities along with the highly regarded and historic university. To the west lies Cupar, Fife's bustling county market town which also provides a complete range of services. In terms of city amenities Dundee is some 15 miles to the north with Edinburgh about 50 miles to the south.

Surrounding Balmashie is an area of truly exceptional Fife countryside comprising a glorious mix of fertile farmland, woodland, hill, stunning coastline and river. Home to a diversity of wildlife, the area has access to a wide range of outdoor pursuits including riding, cycling, walking, sailing and of course golf with numerous fine courses in and around St. Andrews. The renowned Old Course is host to the British Open every five years with the event next due to visit in the summer of 2020 following the 2015 championship. Balmashie stands adjacent to the Fairmont Hotel's Torrance and Kittocks courses and other notable courses within easy reach include Kingsbarns, Crail, Elie, Ladybank and the Dukes Course to name but a few. Challenging shooting and fishing can be taken locally with some fine pheasant shoots nearby and there are many opportunities for riding with pony clubs for the younger enthusiast. There is racing and polo at Scone outside Perth which is also the venue for the annual Scottish game fair. With all the facilities of the Fairmont Hotel just a short walk away, Balmashie is also ideally placed for accessing the various and highly picturesque fishing villages of Fife's quaint East Neuk which include Crail, Anstruther, Pittenweem and St. Monans. The wide open spaces of the Lomond Hills are not far away and there are a number of popular National Trust for Scotland properties in the area including Kellie Castle, Hill of Tarvit and Falkland Palace within a short drive. Fife's beautiful and varied coastline includes several good sandy beaches such as those at St. Andrews, Kingsbarns, Tentsmuir and Elie whilst the popular Fife coastal path passes nearby.

State schooling is available locally with private schooling being provided at St. Leonards in St. Andrews. There are railway stations at Leuchars, Cupar, Ladybank, Markinch and Kirkcaldy with Edinburgh airport approximately one hour and twenty minutes away. The regional airport at Dundee offers a selection of short haul flights.

## DESCRIPTION

There are nine cottages at Balmashie comprising one 3 bedroom single storey house, four 2 bedroom single storey houses and four 3 bedroom two storey houses per the detailed floor-plan in these sale particulars. Constructed by Campion Homes the houses offer comfortable and spacious high quality accommodation, ideally suited to permanent occupation or use as a holiday home. The properties benefit from mains water, mains electricity, electric heating and a shared private drainage system. There is an area of shared communal garden ground to the front of the houses with each property benefitting from its own private rear garden. Parking is in a shared communal private area to the west of the houses.

## DIRECTIONS

Head out of St. Andrews in a south-easterly direction on the A917 making for Boarhills. The driveway to Balmashie is signposted on the left a short distance past the Fairmont Hotel.

## POSTCODE

KY16 8PN

## EPC RATING

The EPC ratings are as follow:

|           |   |
|-----------|---|
| House 1 - | D |
| House 2 - | D |
| House 3 - | D |
| House 4 - | D |
| House 5 - | D |
| House 6 - | D |
| House 7 - | D |
| House 8 - | D |
| House 9 - | E |







#### **VIEWING**

Viewing is strictly by prior appointment and only through the selling agents CKD Galbraith.

#### **ADDITIONAL INFORMATION**

There may be scope to purchase the furniture by way of separate negotiation and there will be a modest factoring fee in relation to communal areas, drainage and such like, the terms of which will be set out in the Deed of Conditions relating to the site. Further details are available from the selling agents

#### **RESERVATION FEE & DEPOSIT**

A non-refundable reservation fee of £1,000 will be payable at the point of reserving a property, which will be deducted from the ultimate selling price. An "offer to sell" will then be issued by the vendors' solicitor in standard terms. Missives will require to be concluded within a period of two weeks from the reservation date, failing which the property will be re-marketed and the reservation fee will be retained by the vendors. Within seven days of the conclusion of missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-refundable in the event of the purchaser failing to complete the sale for reasons not attributable to the sellers or of their agents.

#### **ENTRY**

It is anticipated that entry will be available from late 2015.

#### **MORTGAGE FINANCE**

CKD Galbraith has an arrangement with independent mortgage brokers Springtide Capital Limited, who may be able to assist purchasers with funding. For details contact Matthew Griffiths in our CKD Galbraith Edinburgh Office on 0131 240 6990

#### **IMAGES**

The images in these particulars are representative only of the style and type of accommodation on offer at Balmashie. The actual accommodation will vary from house to house.

#### **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 CKD 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**

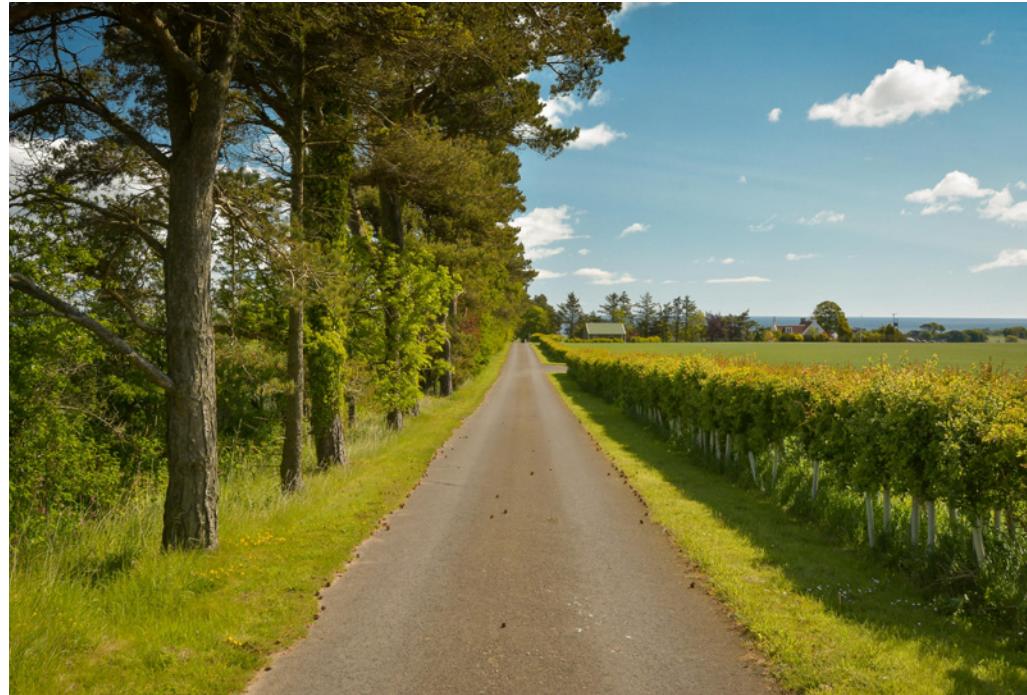
Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 73 Bonnygate, Cupar, Fife, KY15 4BY.

#### **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.







**Balmashie Cottages,  
St. Andrews  
Fife, KY16 8PN**

House 1  
Approx. Gross Internal Area  
985 Sq Ft - 91.51 Sq M

House 2  
Approx. Gross Internal Area  
1001 Sq Ft - 92.99 Sq M

House 3  
Approx. Gross Internal Area  
771 Sq Ft - 71.63 Sq M

House 4  
Approx. Gross Internal Area  
758 Sq Ft - 70.42 Sq M

House 5  
Approx. Gross Internal Area  
747 Sq Ft - 69.39 Sq M

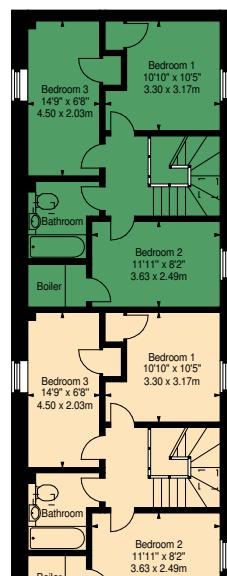
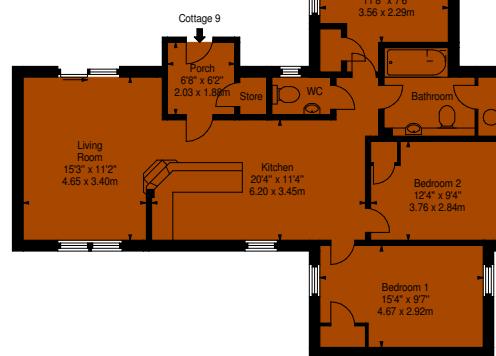
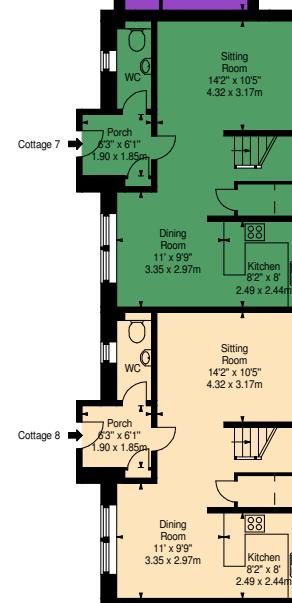
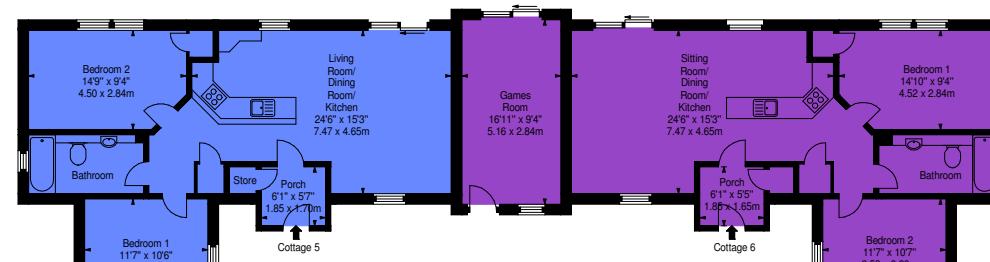
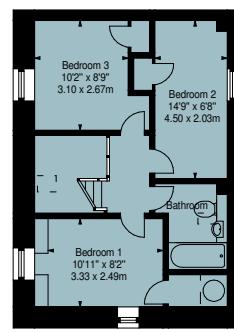
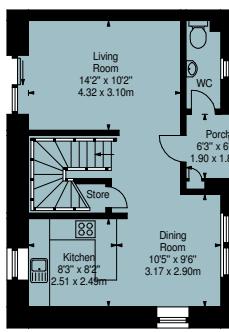
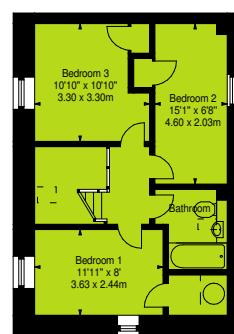
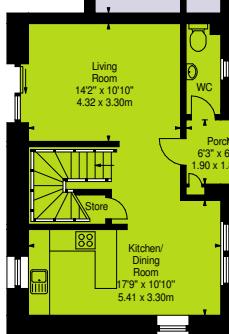
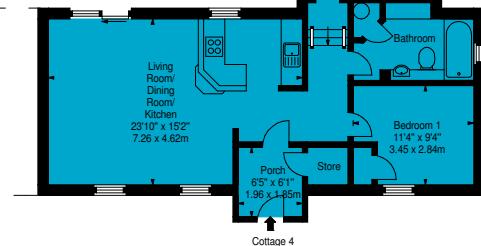
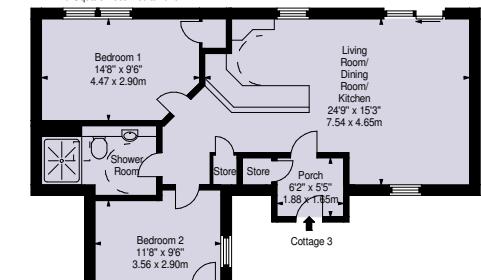
House 6  
Approx. Gross Internal Area  
928 Sq Ft - 86.21 Sq M

House 7  
Approx. Gross Internal Area  
981 Sq Ft - 91.14 Sq M

House 8  
Approx. Gross Internal Area  
981 Sq Ft - 91.14 Sq M

House 9  
Approx. Gross Internal Area  
984 Sq Ft - 91.41 Sq M

For identification only. Not to scale.  
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First Floor

Ground Floor

First Floor



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