

THE CLOCKHOUSE,
49 HIGH STREET, STRATHMIGLO, CUPAR, FIFE



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Cupar 11 miles Kinross 10 miles
Perth 14 miles Edinburgh 36 miles

Period family house situated in a prominent location in the heart of Strathmiglo.

- Sitting room, family room, conservatory/dining room, kitchen, six bedrooms (1 en-suite), two family bathrooms, utility room.
- Rear terrace and mature garden with alfresco dining areas
- Private parking space
- Prominent location close to all local amenities
- Excellent accessibility ideal for commuting to Perth and Edinburgh



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GENERAL

The Clockhouse is situated in the heart of Strathmiglo, adjacent to the clock tower a prominent local land mark. Strathmiglo is a sizeable Fife village with some local shops and services as well as a primary school and newly refurbished play park and skatepark. A wider offering of facilities is on hand at both Cupar (11 miles) and Kinross (10 miles). With its new city status Perth is no more than 14 miles from the property whilst the ancient and historic university town of St. Andrews, renowned worldwide as the Home of Golf, and with a wonderful cosmopolitan mix of shops, restaurants and facilities is 20 miles to the east. The resurgent city of Dundee is a comfortable drive from the village with Edinburgh well within daily commuting distance.

The surrounding area enjoys some glorious rolling Fife countryside which comprises a wonderful mix of highly fertile farmland, woodland, hill ground and river. The area is home to an array of wildlife and, for the outdoor enthusiast, offers access to a wide range of recreational pursuits including walking, cycling, riding and golf with many highly rated courses within easy reach including Ladybank, Lundin Links, Elie and the many fine courses in and around St. Andrews where the Old Course plays regular host to the British Open. Falkland is only two miles distant and has a range of boutique shops and cafes as well as a network of excellent walks. The pretty fishing villages of Fife's quaint East Neuk such as Anstruther, Pittenweem, Elie and Crail are just a short drive to the south. In terms of days out the wide open spaces of the Lomond Hills are close at hand along with a number of popular National Trust for Scotland properties including Kellie Castle, Falkland Palace and Hill of Tarvit. Fife's beautiful and varied coastline includes several good sandy beaches such as Tentsmuir, St. Andrews and Elie.

State schooling is available locally with private schooling being provided at Dollar, St. Leonards in St. Andrews, the High School of Dundee and several highly rated schools in the Perth area. There are railway stations in Ladybank, Cupar and Perth, with Edinburgh airport no more than forty five minutes to the south. The busy regional airport at Dundee offers a good selection of short haul flights.

DESCRIPTION

The Clockhouse is a period family house largely constructed of rendered stone under a series of pitched slate roofs. The west section of the house

was originally built as the village hall and adjoins the neighbouring clock tower and is finished in exposed stone with crow stepped gables. Internally the accommodation is laid out over two levels and offers spacious and flexible accommodation over two levels extending to about 249 sqm (2,681 sqft).

The current owners have recently upgraded the kitchen and bathroom suites to create a comfortable family house full of charm and character. The main entrance leads into a hallway with doors off to the sitting room, bathroom and family room. Steps lead up to a spacious family kitchen which leads out to a spacious conservatory/dining room with doors opening out to a terrace. A corridor leads off the family room to a side hall with doors off to a utility room and newly upgraded family bathroom. The bedroom accommodation on the first floor comprises five bedrooms (1 en-suite) and a study.

OUTSIDE

The Clockhouse has a lovely area of garden to the front contained by a low barrier formed out of boxed shrubs, which faces onto Strathmiglo's High Street. To the rear of The Clockhouse and approached from the conservatory, from the sitting room and venal leading out to the High Street is a lovely terrace which has steps leading up to further areas of terraced lawn surrounded by mature shrubs. To the north of the house is a non-attached private parking space and it might also be possible (subject to receiving the necessary consents from Fife Council) to have private parking to the south side of the house if the pavement was lowered.

COUNCIL TAX

The Clockhouse is registered by Fife Council in Council Tax Band E.

HISTORIC SCOTLAND

The Clockhouse is registered by Historic Scotland as Category B.

SERVICES:

Water	Mains
Electricity	Mains
Drainage	Mains
Heating & hot water	Mains

SOLICITORS

Thorntons Law,
Kinburn Castle,
St. Andrews,
Fife, KY16 9DR

VIEWING

Viewing is by prior appointment only through the Selling Agents – CKD Galbraith. The person who may accompany you however, may not be an employee of CKD Galbraith.

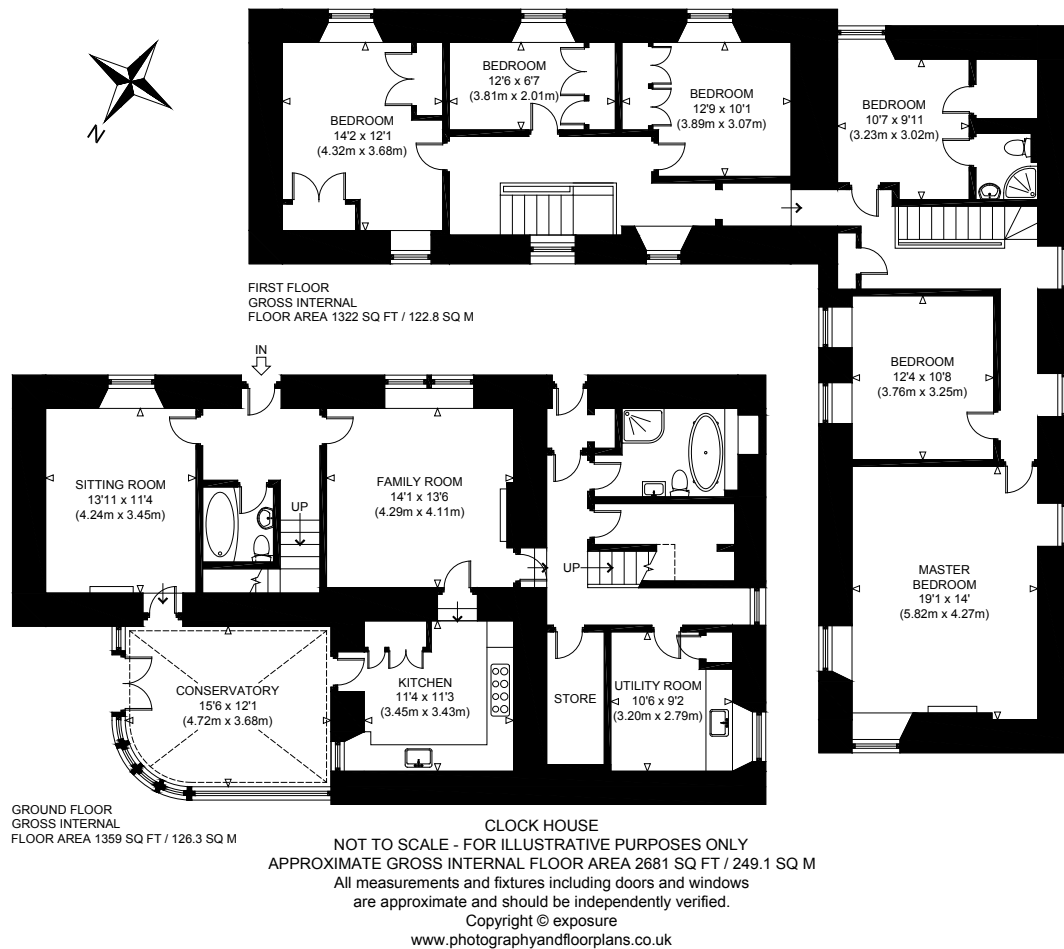
DIRECTIONS

From the A91 take the turning for Strathmiglo and continue onto the High Street. The Clockhouse is situated adjacent to the Clock Tower and is numbered 49 on the High Street.

POSTCODE

For satnav purposes the property postcode is KY14 7QA





EPC Rating

The EPC rating of Clockhouse is D

MORTGAGE FINANCE

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

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, 16 St. Catherine Street, Cupar, Fife KY15 4HH.

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.