

The Garden House Carnbee Anstruther KY10 2RU



Delightful detached cottage on the outskirts of the village of Carnbee

- Sitting Room
- Dining Kitchen
- 2 Bedrooms
- EPC Rating: D
- Landlord Registration No: 347298/250/12421

£675 pcm, furnished

Savills Perth
55 York Place
Perth Scotland PH2 8EH

Sue Murray
sjmurray@savills.com
01738 477532
savills.co.uk

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Location

The Garden House is situated in the village of Carnbee, in the grounds of Carnbee House. Anstruther 4 miles, St Andrews 11 miles, Dundee 22 miles, Edinburgh 50 miles. (All mileages are approximate).

Detailed Description

The Garden House is a very attractive single storey property of traditional stone and slate construction, is fully double glazed and furnished throughout and enjoys lovely views across open countryside.

The accommodation comprises:

Sitting Room:- a good sized room with south facing aspect, gas fire and french doors to the west of the property.

Kitchen:- fitted kitchen with integrated dishwasher, free standing fridge and freezer, electric oven and hob.

Bathroom:- white 3 piece bathroom suite with separate shower cubicle.

Double bedroom with built in wardrobes

Twin bedroom with built in wardrobes

There is a cloakroom area between the sitting room and a further W.C. and wash hand basin.

In the garage which is annexed to The Garden House, there is a washing machine and tumble dryer for the sole use of the tenants.

The garage will not form part of the tenancy.

Outside

Low maintenance gravelled area . Ample parking.

Tenancy

APPLICATION FOR TENANCY

Interested parties should confirm their interest in the property with Savills. All viewings will be arranged following completion of a short questionnaire. Prospective tenants will be required to provide appropriate character and financial references to the property owner.

- 1 The tenancy shall be a Short Assured Tenancy in terms of the Housing (Scotland) Act 1988.
- 2 The term of the tenancy shall be by mutual agreement but a minimum of 12 months.
- 3 The rent shall be payable monthly in advance by bank standing order.
- 4 A deposit of one month's rent will be payable in advance.
- 5 The tenant shall be responsible for the payment of the Council Tax or other rates levied by the Local Authorities.
- 6 The property is to be occupied as a private dwelling and is not to be sub-let without the prior permission of the landlord.
- 7 The garden will be maintained by the tenant.
- 8 The tenant will be responsible for costs of all services.
- 9 The landlord will insure the property against all fire but will not cover any contents or effects which the tenant may place in the subjects, the insurance of which will be the tenant's responsibility.
- 10 The tenant will be required to maintain the internal decoration to the same standard as at entry.
- 11 A photographic record of condition will be taken prior to entry.
- 12 Strictly no pets shall be kept by the tenant.
- 13 No DSS

Services

Gas central heating with combi boiler, mains water, private drainage to septic tank. Fife Council Tax Band C

Viewing

Strictly by appointment through Savills.

Directions:

From the Forth Road Bridge travelling north on the A90, continue onto the M90 until junction 2A. Turn on to the A92 towards Kirkcaldy/Glenrothes. At the roundabout take the third exit onto the A921. At the next roundabout take the first exit onto the A915 towards St. Andrews. Turn right onto B940 towards Crail. After approximately 3.5 miles turn right, signposted Carnbee. Continue through the village. At the left hand bend you will see the gates to Carnbee House. Proceed through the gates and The Garden House is on the right.

Travelling south from Perth, follow the M90 to junction 9, exiting onto the A912 in the direction of Glenfarg/Cupar. Bear left at the Bein Inn, remaining on the A912 to Gateside. Turn left onto Main Road/A91 and continue to the roundabout, taking the second exit and remaining on the A91 to Cupar. Turn right onto Pitscottie Road/B940. Continue for approx 3 miles then cross the B939 and continue on Elie Road/B940. Cross the A915 and continue on B940 for around another 3.5 miles then turn right towards the village of Carnbee. Continue through Carnbee village and at the left hand bend you will see the gates to Carnbee House. Proceed through the gates and The Garden House is on the right.



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