



Well Brae,
Falkland KY15 7AY

Offers Over £400,000

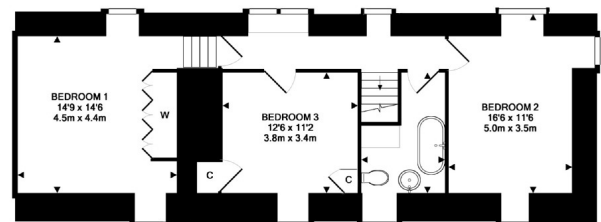
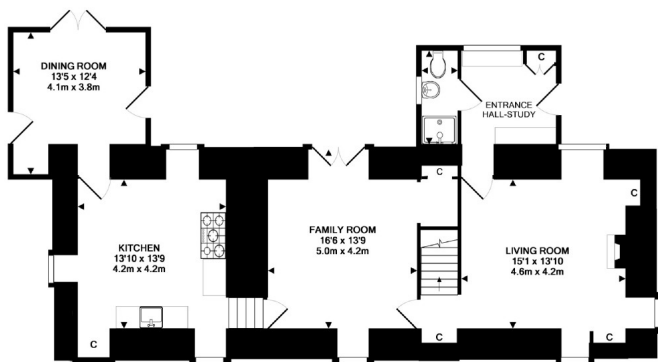
Entry via traditional timber door into inner hallway with tiled flooring, cloaks area and lovely outlook over the rear garden. This area is currently utilised as an office with the quirky addition of a fold down double bed Shower room with fitted shower cubicle, mains shower, free-standing WC and WHB. Slate tiled flooring Step down to beautiful lounge with wooden flooring, duel fuel stove set in ornate fire place with tiling and wooden surround. Fitted bookshelves. Triple aspect. Sitting room / family room also with wooden flooring and a convenient alcove for study / desk. Patio doors leading to the garden. Two steps down to country style kitchen with base mounted units and wall mounted shelving. Belfast sink and Lacanche range cooker. Large fitted storage cupboard and shelved alcove. Wooden flooring. Ceiling beams Glazed door leading to bright dining room with triple aspect patio doors giving access to the rear garden. Ceiling beams. On the upper level there are three generous and bright double bedrooms. The beautifully proportioned master bedroom with double aspect over the front and rear of the property. Deep window sills lending themselves to beautiful window seats. Ceiling beams Stunning family bathroom . EPC - D

- Detached Cottage
- Living Room
- Family Room
- Kitchen
- Dining Room
- 3 Bedrooms
- Bathroom
- Shower Room



Well Brae, Falkland KY15 7AY





TOTAL APPROX. FLOOR AREA 1790 SQ. FT. (166.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
Made with Metagor (2017)

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

T: 03330 430090 | E: genea@thorntons-law.co.uk | www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews