



Wellbrae House Well Brae,
Falkland KY15 7AY

Offers Over £400,000

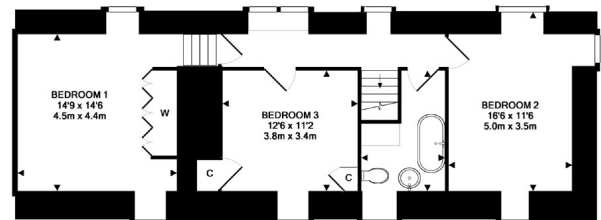
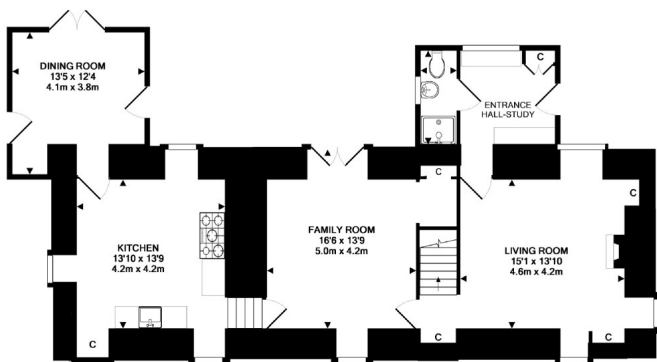
A charming immaculately presented stone built cottage featuring an exciting blend of contemporary style with period features. Entry via traditional timber door into inner hallway with tiled flooring, cloaks area and lovely outlook over the rear garden. This area is currently utilised as an office with the quirky addition of a fold down double bed. Shower room with fitted shower cubicle, mains shower, freestanding WC and WHB. Slate tiled flooring. Step down to beautiful triple aspect lounge with wooden flooring, fitted bookshelves, dual fuel stove set in ornate fireplace with tiling and wooden surround. Sitting/family room also with wooden flooring and a convenient alcove for study/desk. Patio doors leading to the garden. Two steps down into the country style kitchen featuring ceiling beams, wooden flooring, base and wall mounted units, Belfast sink and Lacanche range cooker. Large fitted storage cupboard and shelved alcove. Glazed door leading to bright dining room with ceiling beams and triple aspect patio doors giving access to the rear garden. On the upper level, there are three generous and bright double bedrooms. The beautifully proportioned master bedroom with ceiling beams and double aspect windows. Deep windowsills lending themselves to beautiful window seats. Stunning family bathroom. Cleverly landscaped garden with lower tier, comprising lovely patio area and secret garden with access to South Street. The upper tier with sections of lawn, a deck and mature shrubs and plants providing a great deal of privacy. Access to monoblocked driveway for up to three cars. EPC D

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



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GROUND FLOOR
 APPROX. FLOOR
 AREA: 1109 SQ. FT.
 (94.8 SQ. M.)

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 here, 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.
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1ST FLOOR
 APPROX. FLOOR
 AREA: 789 SQ. FT.
 (71.5 SQ. M.)

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