



# Newton of Falkland

Burnside Cottage, Holm Road, KY15 7TQ

## **Burnside Cottage, Holm Road, Newton of Falkland, KY15 7TQ**

**A traditional semi detached villa set within the popular village of Newton of Falkland. The accommodation comprises; reception hallway, lounge with open fire and kitchen/dining room. Upstairs there are two bedrooms and a bathroom. There is gas central heating and double glazing. In front of the property across a road is a small area of garden ground. The property enjoys south facing rural aspects to the front over the adjoining countryside. Viewing is highly recommended to fully appreciate the layout and location of this property and an appointment to view can be made by contacting Pagan Osborne.**

**Newton of Falkland lies in between the villages of Falkland and Freuchie, where there is primary schooling and shopping facilities. Newton of Falkland has its own local pub and there is a regular bus service. For the commuter there is excellent access on to the A92 for travel through out Fife and the nearest Railway station is in Ladybank.**

**OFFERS OVER £99,950**











**Your local office:**

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**Office opening hours:**

Mon-Fri 9am-5pm  
Sat 9.30am-1pm

## Travel directions

On leaving the A92 travel through the village of Freuchie and on into Newton of Falkland. Just after entering the village, take the turning to the left into Holm Road and Burnside Cottage is located on the right hand side, as indicated by our For Sale Board.

## Room Dimensions

Lounge (16'1" x 9') 4.90m x 2.74m

Kitchen (15'7" x 10'9") 4.75m x 3.28m

Bedroom one (15'9" x 9'0") 4.80m x 2.74m

Bedroom two (15' x 8'4") 4.57m x 2.54m

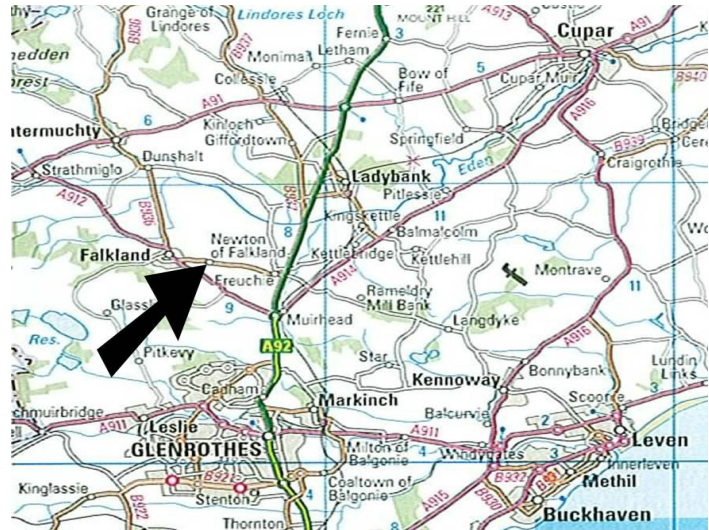
Bathroom (7'5" x 5'5") 2.26m x 1.65m

## Extras

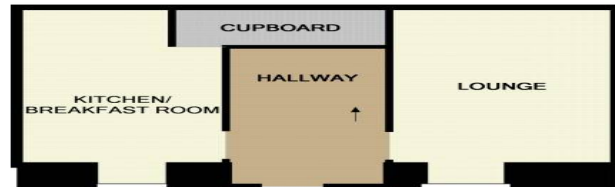
It should be noted that all fitted carpets, light fittings and blinds shall included in the sale price. Furniture may be available through separate negotiation.

## EPC D

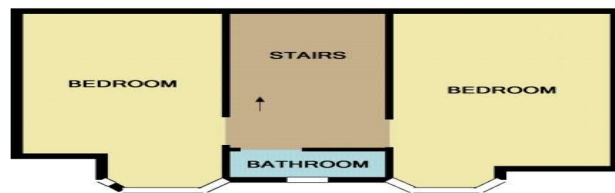
Viewing: By appointment through Pagan Osborne



Licence no:100038875



GROUND FLOOR



1ST FLOOR

## AGENTS NOTE

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact in particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) All references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Maps reproduced by permission of Ordnance Survey © on behalf of the controller of Her Majesty's stationery office © Crown copyright 2002. Licence No 100038875

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