



pagan osborne

Legal, financial and property specialists

GAULDRY

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MYRTLE COTTAGE
BALGOVE ROAD
DD6 8SH

Myrtle Cottage was built in 1890 by the coachbuilder in Gauldry and was one of the original cottages in the village.

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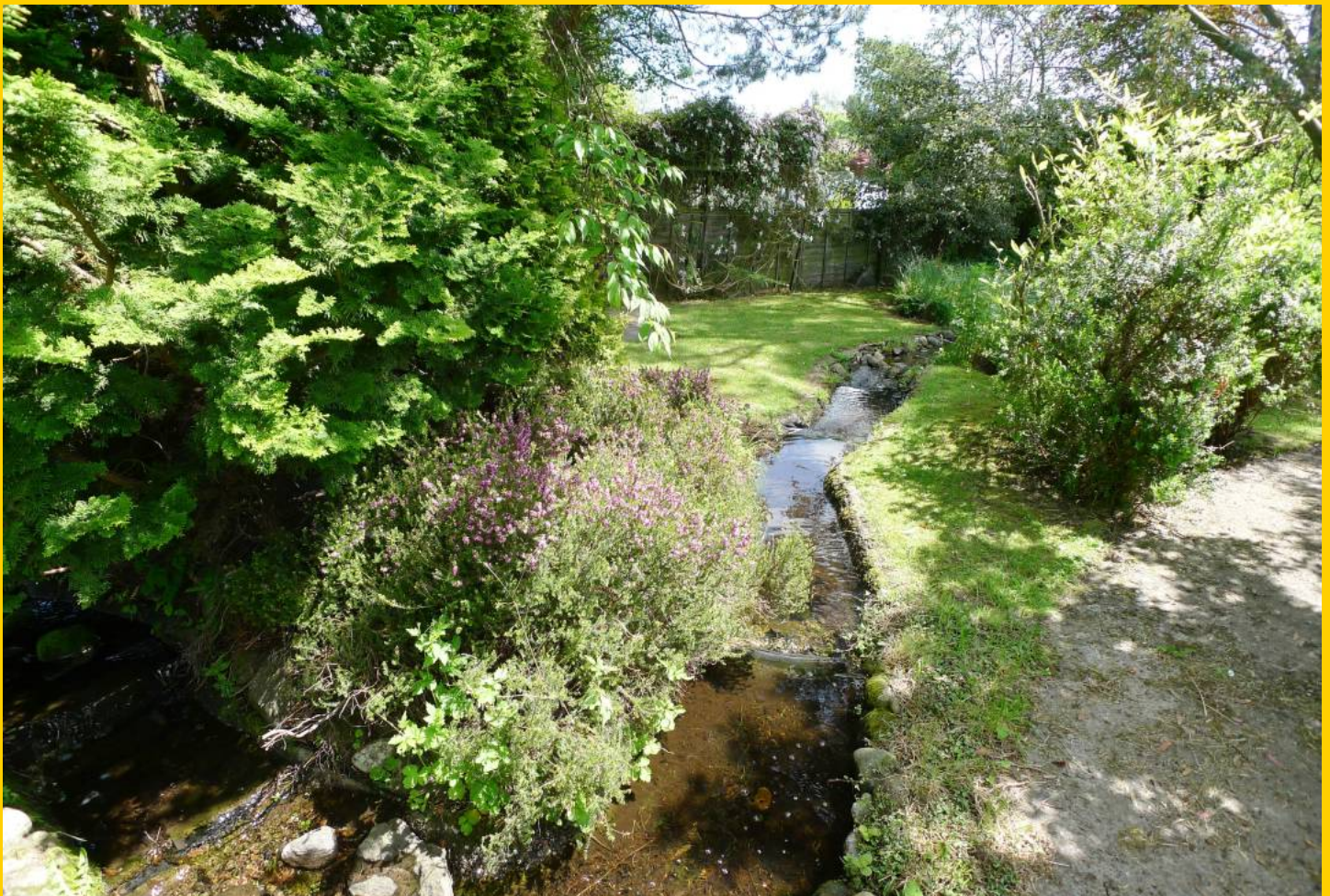
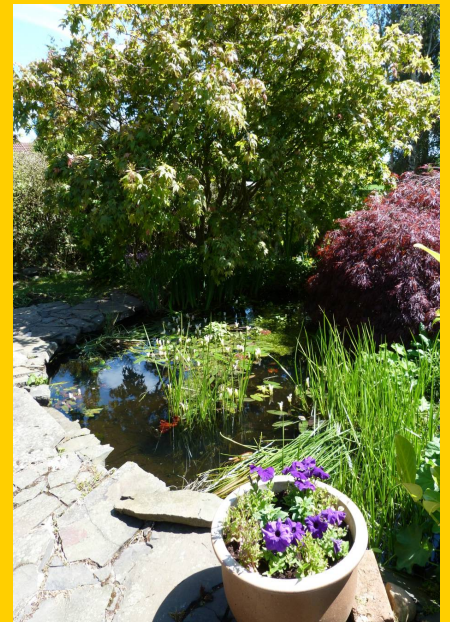
MYRTLE COTTAGE, BALGOVE ROAD, GAULDRY





The accommodation comprises reception hallway with original flagstones, extending into the master bedroom, with en-suite shower room and fitted wardrobes. The original window shutters are retained here and in the L-shaped sitting room/dining room which has a feature fireplace and double doors leading on to the conservatory. The galley kitchen also connects to the conservatory. All are south facing looking on to the

rear gardens. The upper landing connects to the bathroom and two further double bedrooms. There is gas central heating and double glazing throughout. The extensive landscaped garden has a reticulated pond system and an abundance of mature plants, trees and shrubs. There is also a vehicular right of way across the southern most end which provides access to the property from the rear. There is a hard core base for a potential garage.







General Remarks

It should be noted that the carpets, light fittings, curtains, blinds, dishwasher, cooker, tumble dryer and fridge are included in the sale price.

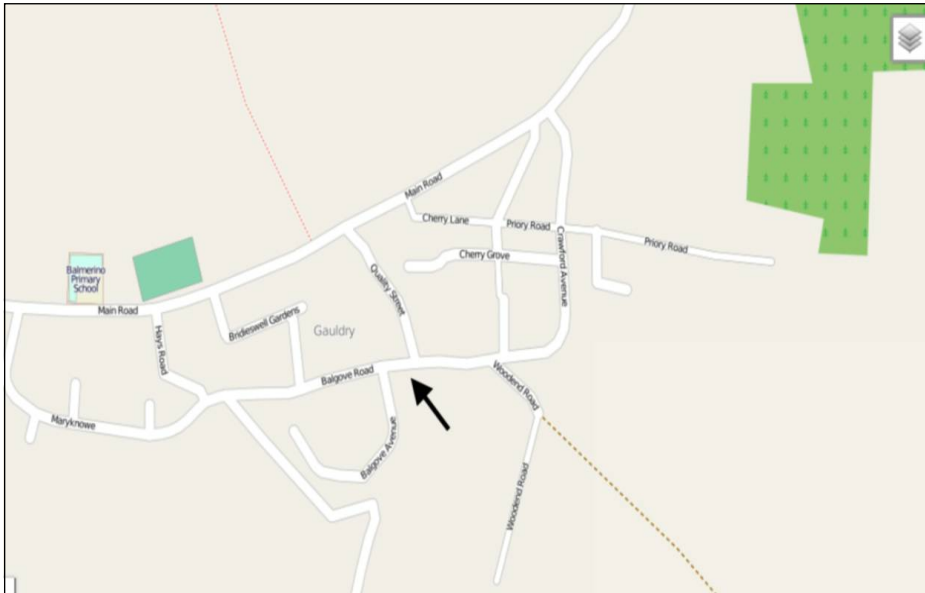
Viewing

By appointment through Pagan Osborne on 01334 656525.

MYRTLE COTTAGE, BALGOVE ROAD

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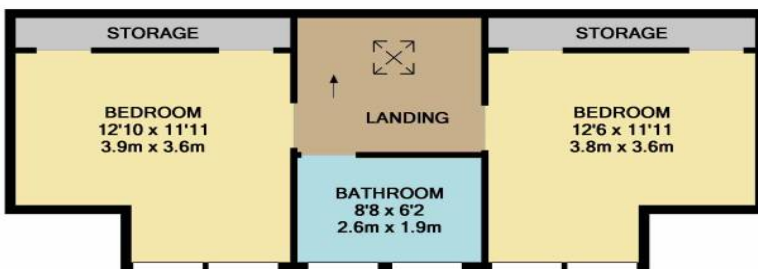
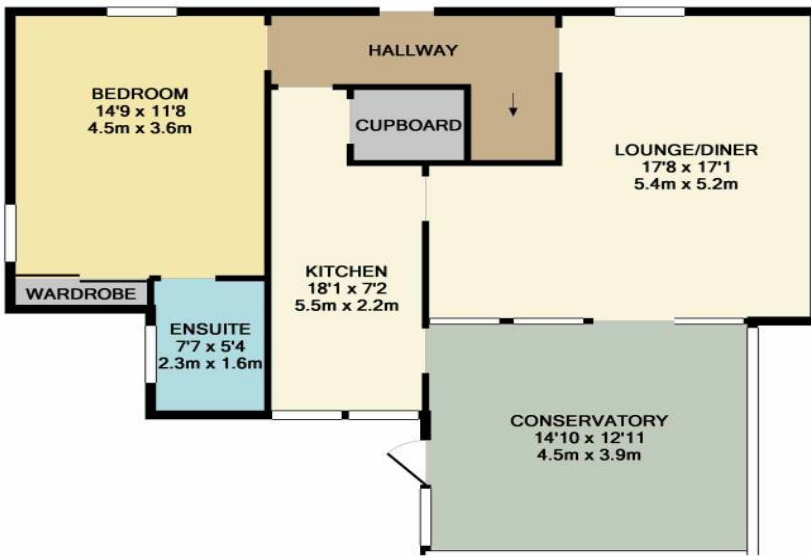




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Travel Directions

On entering Gaudry from the Cupar direction, take the first on the right into Maryknowe. Continue straight ahead into Balgove Road. Myrtle Cottage is on the right hand side, as indicated by our For Sale Board.



TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.5 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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AGENTS NOTE

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Pagan Osborne is a trading name of Pagan Osborne Ltd

Edinburgh
2 Comiston Road
0131 539 3333

Cupar
12 St. Catherine St
01334 653777

St Andrews
106 South Street
01334 475151

Anstruther
5a Shore St
01333 310703