



pagan osborne

Legal, financial and property specialists

BRUNTON

DENNMILL

KY15 4NB

This beautifully presented home is set within approximately 3/4 of an acre of established garden grounds.

DENMILL, BRUNTON





The property has benefitted from upgrading and modernisation including a new roof approximately 8 years ago, modern bathroom and dining kitchen with AGA. The most comfortable and adaptable accommodation is all on one level comprising: entrance hall, dining kitchen, deep hall cupboard, dining room, two further walk-in storage cupboards, WC/cloaks, dual aspect living room with open fire and French doors to the garden; there are also French doors from the hall to the garden. The bedrooms and bathroom are to the right hand side of the house with an inner hall giving access to the contemporary bathroom with separate shower and the four bedrooms, 2 of which are currently being used as studies. Three of the bedrooms benefit from fitted wardrobes. The property has oil

central heating and double-glazing. To one side of the property there is a carport/log store. The traditional stone building currently used as a double garage is at the start of the drive and could provide an exciting development opportunity subject to the local planning permission authorities. The stunning garden grounds are organised with a fruit orchard, vegetable garden, ornamental flower beds with mature shrubs and trees, lawn, patio extending from the rear of the property and rose gardens to the front of the property. There is a generous gravel drive providing off street parking for several vehicles. Pagan Osborne would highly recommend viewing this property to fully appreciate the space and many fine features on offer.



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General Remarks

It should be noted the carpets and fitted floor coverings are included in the sale price.

Viewing

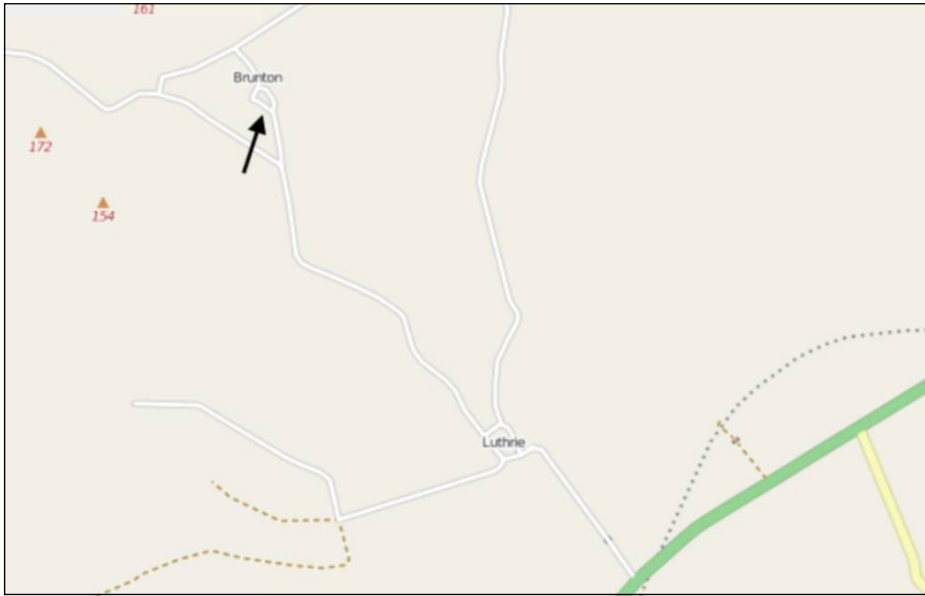
By appointment through Pagan Osborne on 01334 656525.

EPC: E

Council Tax Band: F

DENMILL, BRUNTON





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Travel Directions

Heading from Cupar turn right at the Parbroath junction onto the A92, continue for around 1 mile and turn left signposted for Luthrie and Brunton. Continue through Luthrie and head into the country; at the ruined building turn right at the fork in the road. Denmill is indicated by our For Sale Board.



TOTAL, APPROX. FLOOR AREA 1772 SQ.FT. (164.6 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
1 Crossgate
01334 656525

St Andrews
106 South Street
01334 475151

Anstruther
5a Shore St
01333 310703