



Thorntons 
Let's get a move on!



Number Two Easter Cash Cottage is a charming semi – detached traditional stone built cottage offering accommodation on one level making it ideal for those who require good accessibility.

Located approximately 1.5 miles from the stunning village of Falkland and over-looking the Lomond hills this is a cottage not to be missed!

The internal accommodation comprises; Front entrance porch which makes a nice seating area opening in to a vestibule with sizeable storage also housing the fuse box/electric meter/switchgear, nice sized lounge with double aspect windows taking in beautiful countryside/ hill views to the front and open fire, kitchen with ample space for breakfasting, family bathroom fitted with W.C, wash hand basin and bath. Two double bedrooms, which both have lovely views out over the rear garden and surrounding countryside. A lean to conservatory is to the rear of the property with patio doors allowing access to the garden.

Externally there is a fine sized rear garden which is fully enclosed, ideal for those with children or pets. Currently laid to lawn with patio area and timber shed.

Schooling is available locally with the catchment primary school in Strathmiglo and secondary schooling in Cupar at Bell Baxter. For the commuter there are excellent road and railway links allowing you to travel to Dundee, Perth and Edinburgh with ease. There are railway stations at nearby Cupar, Ladybank and Markinch.

Requiring upgrading throughout this will make a wonderful rural family home or an ideal project for an investor.

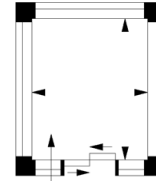
EPC Rating - F.





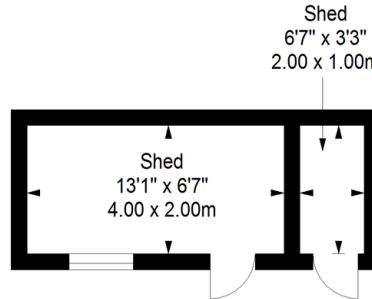


Green House
Approx. 4.0 sq. metres (43.1 sq. feet)



Green House
7'3" x 5'11"
2.20 x 1.80m

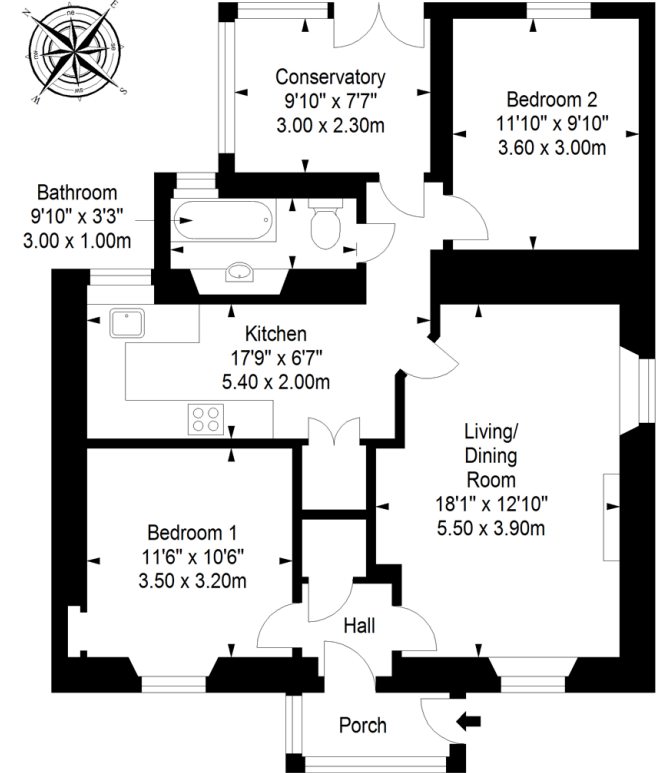
Shed
Approx. 10.5 sq. metres (113.0 sq. feet)



Shed
6'7" x 3'3"
2.00 x 1.00m

Shed
13'1" x 6'7"
4.00 x 2.00m

Ground Floor
Approx. 80.4 sq. metres (865.4 sq. feet)



Total area: approx. 94.9 sq. metres (1021.5 sq. feet)