



**Premier  
Properties**  
Perth



## 3 Blinkbonny Farm Cottage , Newburgh, KY14 6JE

### Offers Over £195,000



Offering one level living, the property is presented in move in condition, comprising; Welcoming entrance hall & bright and airy living room featuring a log burning stove and stunning countryside views. Well-appointed kitchen complete with appliances. Two double bedrooms and family bathroom with over bath shower complete the home.

A unique feature of this property is the wooden flooring which was reclaimed from the London Olympics. Viewing is highly recommended to appreciate what this home has to offer.

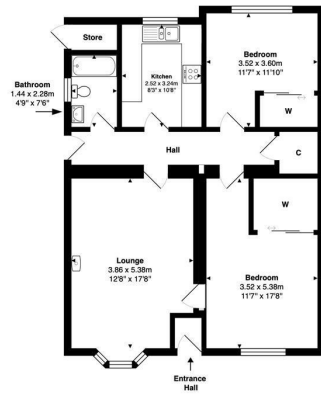
Comfort & warmth is assured by air source heating along with triple glazing.

Enjoying panoramic, countryside views, the property sits on a substantial plot offering mature garden grounds to the front, side and rear, predominantly laid to lawn with an array of shrubs and trees. The private driveway offers convenient off-street parking for up to three vehicles and benefits from an EV charge point. There is also a timber shed and brick store - ideal for extra storage.

Located in beautiful rolling countryside a short distance to the north west of Cupar in Fife, Blinkbonny Farm Cottage is privately situated at the end of a quiet shared private road. The property enjoys wonderful views over the surrounding hills and countryside whilst local services and amenities are available in both Cupar and Newburgh which between them offer an excellent range of shops, restaurants & supermarkets. In terms of city facilities there is straightforward access to both Perth and Dundee whilst a short drive to the east lies the ancient and historic university town of St Andrews which also offers an excellent selection of services and is also a major tourist destination. The hamlet of Dunbog is a thriving community with a popular church and a highly regarded primary school. State schooling is available locally with private schooling being provided at St Leonards in St Andrews, the High School of Dundee and several well regarded schools in the Perth area. It is deally located for access to all major transport networks and there are railway stations in Ladybank, Cupar, Leuchars, Markinch and Perth with Edinburgh airport approximately 45 minutes to the south.

- 2 Bedrooms
- Air Source Heating
- Close To All Local Amenities
- EV Charging Point
- Off Street Parking
- Private Garden
- Stunning Views
- Triple Glazing
- Village Location





Ground Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	94	(92 plus) A	98
(81-91) B		(81-91) B	90
(69-80) C		(69-80) C	
(55-68) D	62	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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