



HILLCREST

BLEBO CRAIGS • CUPAR • FIFE • KY15 5UQ



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*Beautifully presented extended cottage within
the peaceful community of Blebo Craigs
close to St Andrews*

*St Andrews 5.5 miles, Dundee 15 miles, Edinburgh 47 miles
(all distances are approximate)*



Entrance hall, utility room, dining kitchen, sitting room,
conservatory, two bedrooms, family bathroom

Guest bedroom with en suite shower room

Double garage

Greenhouse, chicken run, outside stores

Mature gardens with pond. Two paddocks

About 1.639 acres in all

EPC Rating = E

Savills Edinburgh

Wemyss House

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SITUATION

Hillcrest is situated to the north of the village of Blebo Craigs, a rural community only 5.5 miles from both St Andrews and Cupar, which enjoys superb southerly views over the Fife countryside.

Aside from its golfing connections, St Andrews is well known for its university which is one of the oldest in Britain, founded in 1410. The town also provides good state schooling at Madras College and private schooling at St Leonards, while The High School of Dundee is also within easy reach. Both St Andrews and Cupar have an excellent range of shops, hotels, restaurants and recreational and cultural facilities. Nearby Pitscottie has a restaurant and café. To the south of Blebo Craigs is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and sandy unspoilt beaches.

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship which was last held there in 2015. There are now six further golf courses run by the St Andrews Links Trust. There are many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns. Access by rail, road and air is good. Leuchars railway station (6 miles) is on the Aberdeen to London mainline and provides a fast link to Dundee and Edinburgh.

Local train services are also available from Cupar to Edinburgh and the north. Edinburgh Airport, with its increasingly wide range of domestic and international flights, is only 50 miles away and Dundee Airport (15 miles) has regular services to London Stansted.



There is a dual carriageway and motorway connection to Edinburgh from Kirkcaldy (20 miles). An alternative route is via Cupar on the A91 to join the M90 at Junction 8 (23 miles).

DESCRIPTION

Hillcrest has been substantially extended from a modest traditional cottage to create a nicely proportioned family home. The house is beautifully decorated and is clearly well maintained.

The everyday entrance into the house is beneath a portico to the side of the original cottage. The hall has a door to the kitchen, the utility room, and staircase to the first floor guest suite. The utility room has a sink, cupboard space and worktop with space for washing machine and tumble dryer beneath and there is access to the garage via an ante room. The kitchen is a large country style kitchen with granite worktops above the fitted base units which provide excellent storage. The Rangemaster cooker has five LPG fired burners and there is an instant boiling water tap at the double sink. There is space for a large dining table at one end and a door opens to the garden.

The sitting room is a superb room with a high vaulted ceiling with two Velux windows which pour light into the room. A log burner provides a focal point set beneath a marble mantel. Glazed sliding doors open into the conservatory which overlooks the front garden. The hallway stretching along the front of the cottage has a study nook making use of the extra width. The original front door opens into the front garden.

There are two bedrooms on the ground floor. Both have fitted wardrobes and the master bedroom has double glazed doors to the garden.

These bedrooms share a beautifully appointed bathroom with a freestanding bath, oversized walk in shower, WC and wash basin. The third bedroom is within a guest suite which has been created above the garage. This is a large room with fantastic natural light. It has an en suite shower room with WC and wash basin. This space is particularly versatile and would work well as a studio or home office and has income potential for holiday or Airbnb letting.

Outside

Hillcrest is set within a pretty garden bordered by two small paddocks on the southern edge of Kemback Woods. To the front of the house there are more formal flowerbeds inside the low stone boundary wall. To the rear of the house there is a terrace for outside dining and beyond this the garden stretches away mostly laid to lawn with a tranquil pond and some lovely mature trees.

With gardens and grounds extending to about 1.64 acres, Hillcrest has many possibilities. The garden could be extended to incorporate the two paddocks once again, or alternatively could be reduced in size if a slightly larger paddock is required.

There is a gated entrance from the road to the good sized parking area to the front of the particularly spacious double garage. There is a ramp leading directly from the garage into the garden. An old fruit cage has been converted to a chicken run and there is a greenhouse and some outside storage including log stores.

GENERAL REMARKS

Services: Mains water, electricity and drainage. Oil-fired central heating. Gas fired cooker (LPG).

Local Authority: Fife Council Tax Band E

Fixtures and Fittings: Standard fixtures and fittings are included in the sale.

Viewing: Strictly by appointment with Savills - 0131 247 3700.

Directions: Take the road to Blebo Craigs from the B939. Continue up the hill and bear left at the red telephone box. Continue past the village hall and follow the road for approximately 0.5 miles before turning right. At the fork in the lane keep right and Hillcrest is the second property on the left hand side.



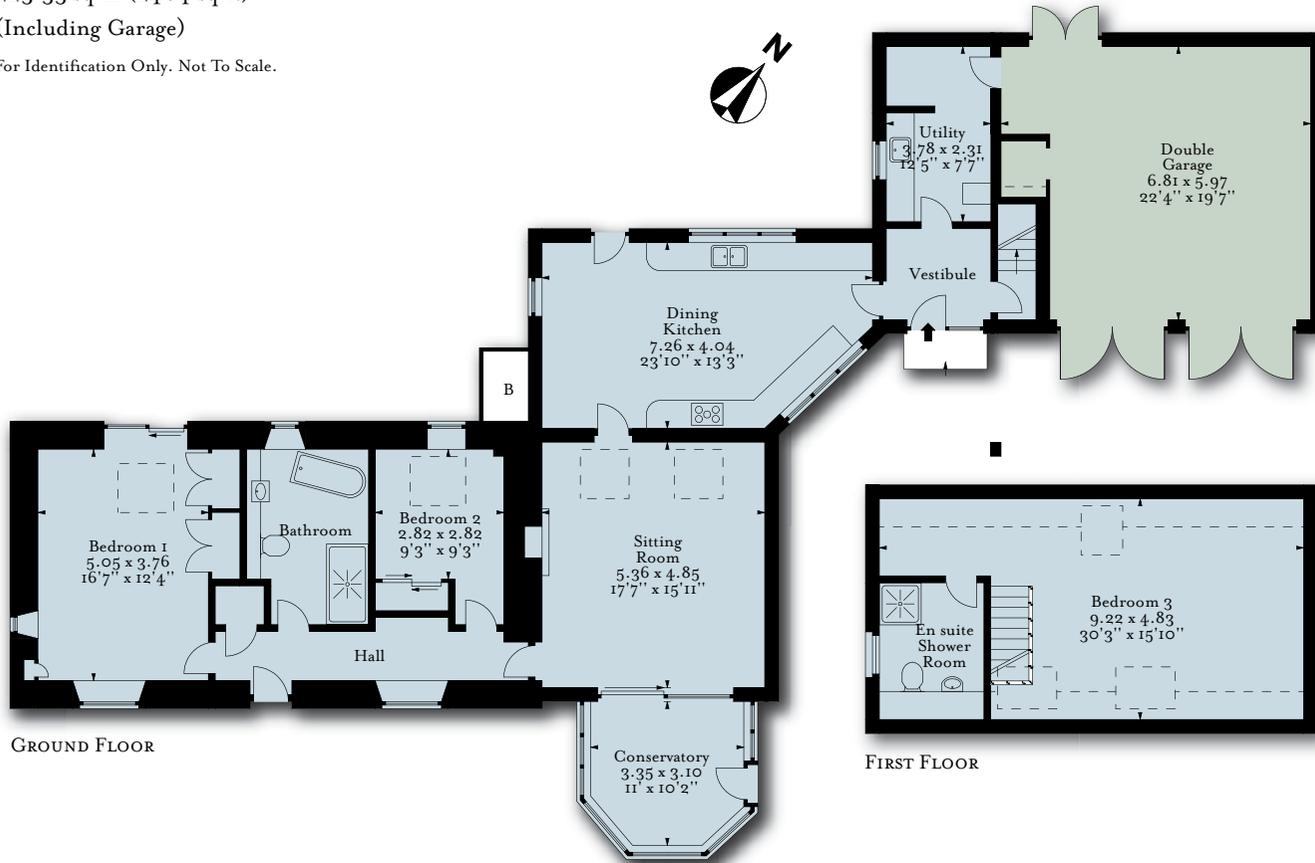


Approximate Gross Internal Floor Area:

223.33 sq.m (2404 sq.ft)

(Including Garage)

For Identification Only. Not To Scale.



Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE

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