



BOWRIEFAULDS  
HIGH STREET • FALKLAND • CUPAR • KY15 7BL

savills



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*Comprehensively renovated B Listed cottage in  
centre of Falkland close to historic Palace*

*Ladybank railway station 6 miles, St Andrews 20 miles, Dundee 25 miles, Edinburgh  
38 miles  
(All distances are approximate)*



Entrance hall, shower room, utility room

Master bedroom with en suite bathroom, two further bedrooms

Split level open plan dining kitchen and sitting room

Floored loft

Garden bin store

**EPC = C**

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## SITUATION

Situated within the conservation area on the west side of Falkland, within the Lomond Hills Regional Park, Bowriefaulds occupies a desirable central position within the historic village at the foot of East Lomond. To the rear of the house is a small village green which provides an attractive backdrop to the property.

The village offers a range of services, including cafés and restaurants, supermarkets, professional services, a busy community hall, and a diverse range of events held at the Centre for Stewardship. Surrounded by open countryside, outdoor pursuits are well catered for with walks in the Lomond Hills National Parks, Falkland Cricket Club, community tennis courts and the Falkland Golf Club. There are further attractions within the village including Falkland Palace and Gardens and the striking Falkland Parish Church.

There are excellent road and rail links making the house exceptionally well placed for commuting to Edinburgh, Dundee, Perth and the larger Fife towns. There is a local primary school and nursery in the village, as well as Falkland House School.

St Andrews lies 20 miles to the east. It is well known for its university and also world renowned as the home of golf. The city of Dundee is the location for the Scottish base of the V&A Museum which opened in September 2018 to much acclaim.

## DESCRIPTION

Bowriefaulds is a single storey cottage in the heart of the conservation village of Falkland. Built in the late 1960s on the site of a property dating back to the 18th century the property is B Listed. It has recently undergone a complete renovation to create a contemporary home suited to modern living standards, yet in a traditional and comfortable style in keeping with the surrounding environment.

### External works have included:

- Overhaul of the roof to include new conservation clay pantiles and conservation skylights, as well as new guttering and downpipes;
- External walls have been reharled and painted;
- New timber double glazed windows and French doors;
- New tar and chip parking area;
- Landscaping to create new garden area including retaining garden boundary wall, fencing, gates and bin store;
- External lighting, outdoor plug sockets and water tap.

### Internally the works have involved:

- Full reconfiguration of internal layout and insulating the property to the highest possible standard in the walls and ceilings including cavity walls;
- Creation of an extensive floored loft with light and electric and media points accessed by a loft ladder;
- Full upgrade of electrical connection plus complete rewire finished with deco click chrome plug/light sockets, LED down lighters, heat, smoke, carbon monoxide alarms;
- Replumbing to include a 34cdi Worcester Bosch condensing combi boiler, new radiators, new waste pipe and new gas pipe;

- Finished in a Farrow and Ball palette with Alternative Flooring luxury carpets in each of the bedrooms as well as the sitting room. The dining kitchen and hall have been floored in Swiss engineered oak laminate;
- Bathrooms fitted to a high specification including Italian porcelain tiled floors and the shower room has a 3 valve thermostatic shower;
- Joinery throughout the property is entirely bespoke including the windows and doors, heated sitting room/ kitchen partition; shelving and storage spaces. The kitchen has been fitted with hand painted oak units and an island with a granite worktop.









### Services

Mains electricity, gas, drainage and water.

### Local Authority & tax band

Fife Council tax band D

### Miscellaneous

There is a shared access adjacent to the property where the off-street parking is located.

### Conservation Area and Listing

Bowriefaulds is within Falkland Conservation Area and is Listed category B.

### Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Some items of furniture and furnishings may be available by separate negotiation.

### 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.

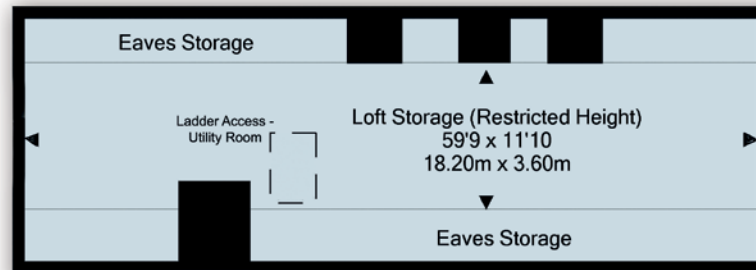
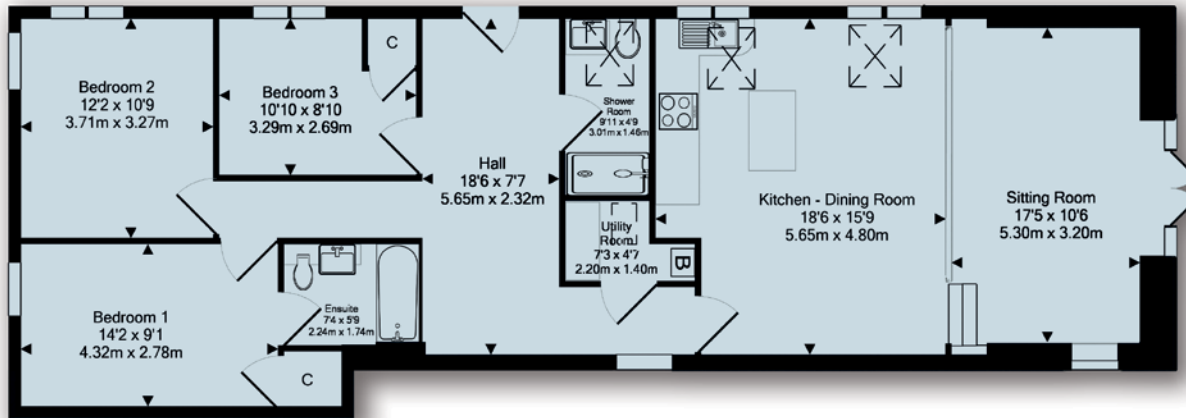
### Deposit

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.



Approximate Gross Internal Floor Area:  
108.3 m<sup>2</sup> (1,166 sq ft)  
(Excluding Loft)

For Identification Only.  
Not To Scale.



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs: March 2019 and August 2019. Brochure Code: 190826 AG

