



## CHARACTERFUL TERRACED COTTAGE IN THE HEART OF THE HISTORIC VILLAGE OF FALKLAND

YOUNG'S HOUSE, WEST PORT, FALKLAND, CUPAR, FIFE, KY15 7BW

savills



## YOUNG'S HOUSE, WEST PORT, FALKLAND, CUPAR, FIFE, KY15 7BW

Sitting room ♦ kitchen/breakfast room

Two bedrooms ♦ bathroom

Terrace ♦ garden ♦ shed

EPC: C

### Distances

Ladybank railway station 6 miles, St Andrews 20 miles, Dundee 25 miles, Edinburgh 38 miles

### Situation

Situated within the conservation area on the west side of Falkland, within the Lomond Hills Regional Park, Young's House occupies a desirable central position within the historic village. The village square is located just down the street, and this, as well as a glimpse of Young's House, features in the TV series Outlander as Inverness.

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 home to the Scottish base of the V&A Museum which opened in September 2018 to much acclaim.

### Description

Young's House is a classically charming B Listed end of terrace house. Originally known as Bayne's House, the property dates from about 1776. It is set back from the pavement on West Port with a small front garden. It was substantially renovated in 2009 with holiday letting in mind and further works were undertaken in 2012 when it became the current owner's full time residence.

The welcoming front entrance opens into the spacious sitting room which has an open fire place. The under stair cupboard has been converted to a small cloakroom with WC. The kitchen is fully fitted to include superb storage and a range of appliances. On the first floor there are two good sized bedrooms. The principal bedroom has ample space to create an en suite. The second floor has a splendid bathroom which is flooded with





natural light. In addition to the double size bath there is a separate shower and wash basin pedestal with twin sinks. There is a linen cupboard which also houses the large hot water tank and boiler.

Outside there is a terrace to the rear of the house and from here steps rise up to the walled garden which has some mature trees and is lawned. There is a shed at the top of the garden where a gate opens to the path shared with Pitcairn House providing easy access from the garden to the street.

#### Directions

From the A92 headed north, at the New Inn roundabout, take the first exit onto the A912. Upon entering the village, continue over the first roundabout, turning left onto East Port, passing Falkland Palace. At the main village square continue onto the High Street, where Young's House – easy to spot by its white exterior and black window frames - is located on the left hand side.

#### General remarks

#### Viewings

Strictly by appointment with Savills - 0131 247 3738.

#### Services

Mains electricity, water, drainage and gas.

#### Local Authority & tax band

Fife Council tax band D

#### Miscellaneous

Access at rear of the property is shared with Pitcairn House.

#### Conservation Area and Listing

Young's House is within Falkland Conservation Area and is B Listed.

#### Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

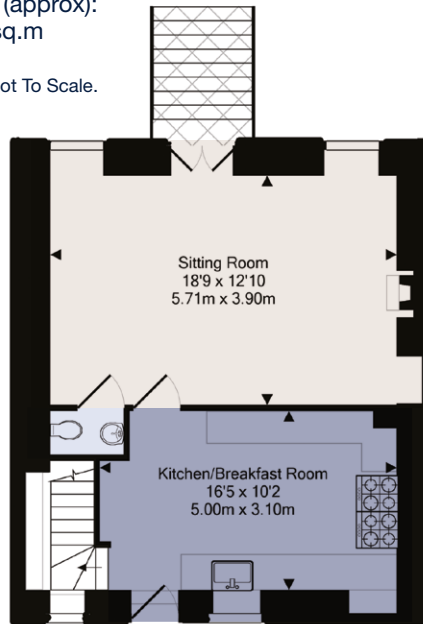




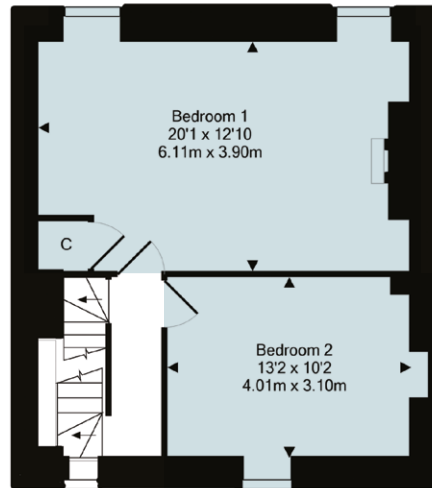
## FLOORPLANS

Gross internal area (approx):  
1207 sq.ft / 112.1 sq.m

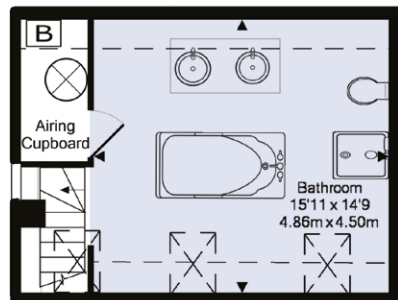
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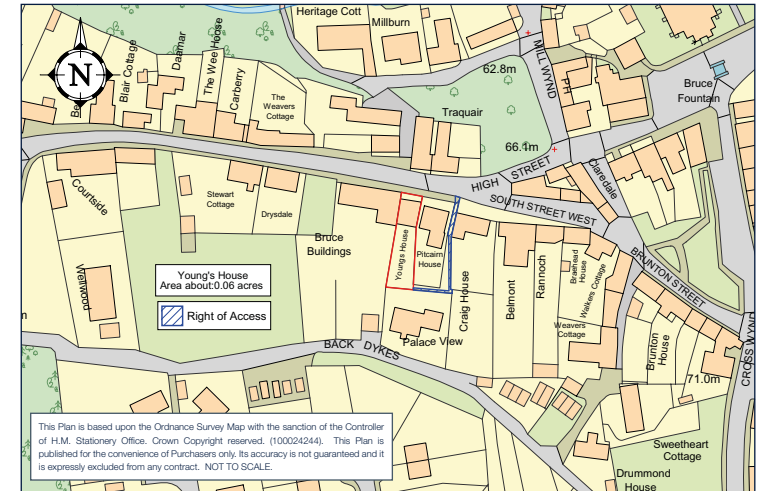
Ground Floor



First Floor



Second Floor



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**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.

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