



Mulberry Cottage South Street, Falkland, KY15 7AT

Offers Over £235,000



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**OFFERS OVER**  
**£235,000**

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Mulberry Cottage is a delightful, quaint B listed cottage which is offered for sale in walk in condition and would be an ideal purchase for a lovely family home, ideal holiday home or Airbnb property

The property is accessed via a door from South Street into the entrance hallway.

The delightful bright lounge offers a window to the front and feature Living Flame Gas fire with hearth and surround. A door leads through to the rear hallway where there is a double partially shelved storage cupboard housing the central heating boiler.

The fitted dining kitchen offers a dining area with base units and a window to the rear. A feature stable door leads into the rear garden. Within the kitchen there are light base and wall units with coordinating work surfaces and stainless-steel sink and drainer. Gas hob and electric oven. Washing machine and fridge freezer which will be included within the sale. Window to the rear.

The bathroom offers an opaque window to the front and is fitted with a W.C., wash hand basin and bath with over bath electric shower.

Bedroom one offers a window to the front and

bedroom two offers a window to the rear both of which are double rooms.

The delightfully enclosed, private garden is to the rear of the property and laid out for ease of maintenance with a paved and chipped area.

Timber garden shed which will be included within the sale.





- Delightful presented B Listed Cottage
- Central location within the historic village of Falkland
- Entrance hallway
- Lounge with feature Living Flame Gas Fire
- Dining kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Delightful enclosed garden to the rear

### INCLUDED

All fitted carpets, fitted floor coverings, washing machine, fridge freezer and timber shed.

### SERVICES

Mains water, drainage, gas and electricity.

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND C**

**EPC RATING: D**

**FLOOR AREA: 699.00 SQ FT**







## Room Sizes

*Approximate measurements*

Kitchen / Dining	17'6" x 7'4"
Living room	11'6" x 14'7"
Bedroom 1	10'2" x 14'6"
Bedroom 2	9'1" x 10'3"
Bathroom	5'4" x 8'7"



# Mulberry Cottage, South Street, Falkland

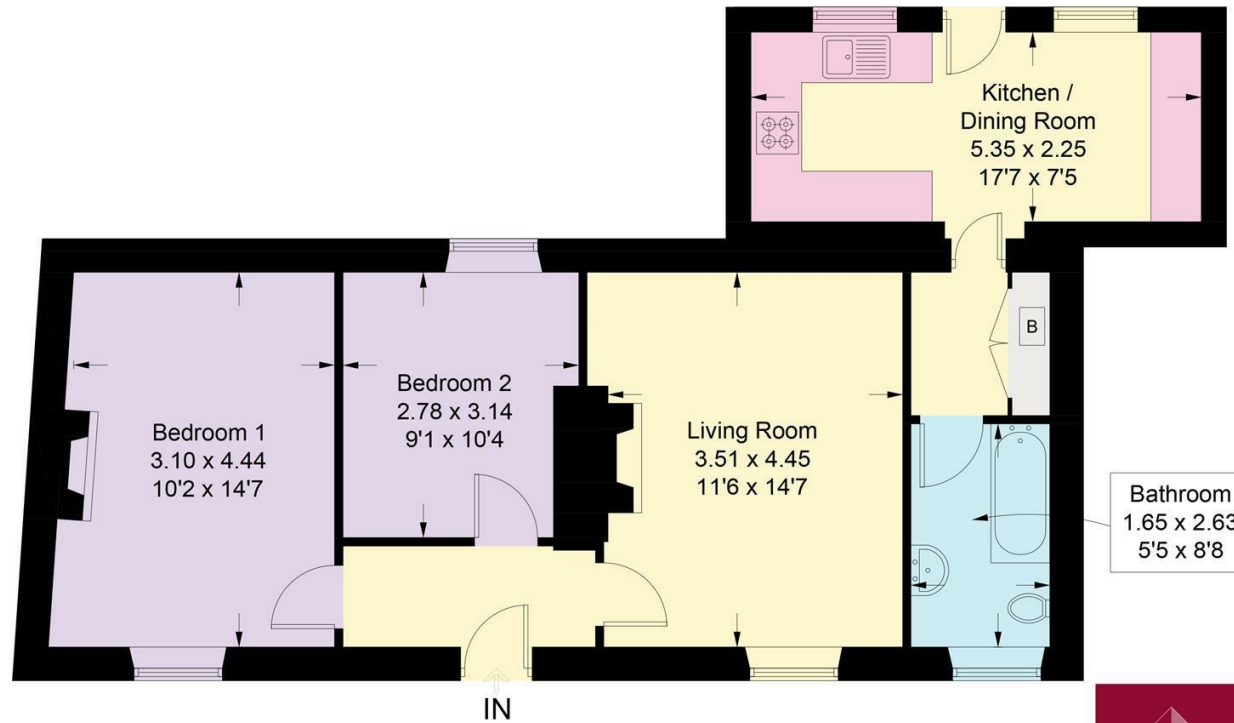


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293462)



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## CUPAR

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

## ST ANDREWS

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

## ST ANDREWS

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

## GLENROTHES

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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without any obligation.

Contact our Property Department  
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