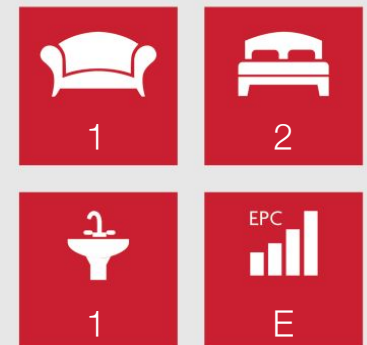


4 Wester Forthar Cottages

Kingskettle
Fife, KY157TX





Property Summary

Enjoying the charm of a traditional semi-detached cottage, this pristine and tasteful two-bedroom home offers beautifully presented single-storey accommodation on the edge of Kingskettle with a private garden and garage. The property opens into a welcoming hall with attractive panelling and hardwood flooring, leading to a spacious living room with exposed beams and a traditional open fireplace, creating a cosy focal point. The stylish dining kitchen is fitted with a large range of contemporary Shaker-style units neatly hiding a full range of integrated appliances and topped by quality stone worktops. The cottage offers two well-proportioned double bedrooms. Completing this charming home is an impressive four-piece-bathroom with a slipper bath and a separate shower, as well as oil central heating and double glazing. Outside, the cottage comes with an extensive private garden and further benefits from a detached garage, ample parking and a large shed.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Traditional semi-detached cottage on the edge of Kingskettle
- Idyllic rural location with countryside views
- Tastefully upgraded interiors throughout
- Spacious living room with exposed beams and fireplace
- Impressive Shaker-style kitchen with integrated appliances, quality worktops and space for seated dining
- Two well-proportioned double bedrooms
- Inspired, modern four-piece bathroom with a separate shower
- Lovely, large private mature garden with seating areas
- Private garage and ample parking
- Large shed
- Oil central heating and double glazing









[Click here to take a virtual tour](#)





Kingskettle, Howe of Fife

Enjoying a superb central location within the Howe of Fife, Kingskettle is a quaint rural village, enjoying the best of both worlds; an idyllic setting surrounded by scenic countryside yet within easy reach of excellent local amenities and transport links.

Sought after by families and commuters for its relaxed way of life, the village is less than one mile from the neighbouring village of Ladybank, where everyday needs are catered for with convenience shopping and other amenities. A more comprehensive range of recreational and shopping facilities, including a number of supermarkets, are available in nearby Glenrothes and the bustling market town of Cupar, both accessible in 10 minutes by car or 20 minutes by bus.

For those who enjoy an active lifestyle, the Cupar Sports Centre offers a swimming pool, a multi-purpose sports hall, a gym, squash courts and a 3G Astro pitch. Outdoor enthusiasts are spoiled by the surrounding countryside, which promises scope for walking, running, cycling, riding, and watersports, whilst several highly regarded golf courses are also found in the area.

Nursery and primary school education is available in the village, and transport is conveniently provided to Bell Baxter High School in Cupar, and the independent Dundee High School and St Leonards School in St Andrews.

Kingskettle's superb central location allows straightforward access to all parts of Fife and beyond, with mainline train stations at Ladybank and Cupar. It is an excellent base for commuting to major cities further afield, including Edinburgh and Glasgow, via the central motorway network.



Floorplan

 Main Floor Building 1	 Main Floor Building 2	
 Main Floor Building 3		Approximate total area⁽¹⁾ 115.6 m² 1244 ft² (1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. 

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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