



South Maltings, Newton Of Falkland, Cupar, Fife **Offers Over £255,000**







## South Maltings, Newton Of Falkland, Cupar, Fife

### Offers Over £255,000

### Property Description

This is a unique opportunity to purchase this substantial house in the sought after village of Newton Of Falkland. recently trading as a successful B&B, and offering historic local significance being the former 16th Century brewery of Mary Queen of Scots! Accommodation is flexible, family accommodation with three bedroom, generous lounge and dining kitchen. and large sitting room with stunning views.family bathroom/separate WC, utility room and a large sitting room/games room on the top floor. Externally there is off street parking and former garage, now store, which could be opened up again to provide large garage/workshop space by removing partition walls and removing ground floor bedrooms. The property carries huge potential for prospective buyers and viewing is a must!!

### Our View

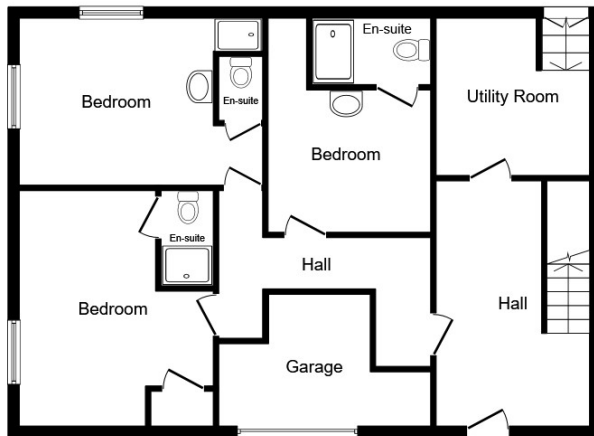
Dimensions; Bedroom - 10'05"x10'00", Bedroom - 14'01"x12'00", Bedroom - 10'04"x11'08", Bedroom - 11'05"x9'09", Bedroom - 11'02"x9'00", Bedroom - 11'08"x11'08", Bedroom - 11'09"x9'08", Lounge - 25'05"x11'08", Kitchen - 23'02"x13'01", Sitting/Games Room - 23'10"x30'00"

### Location

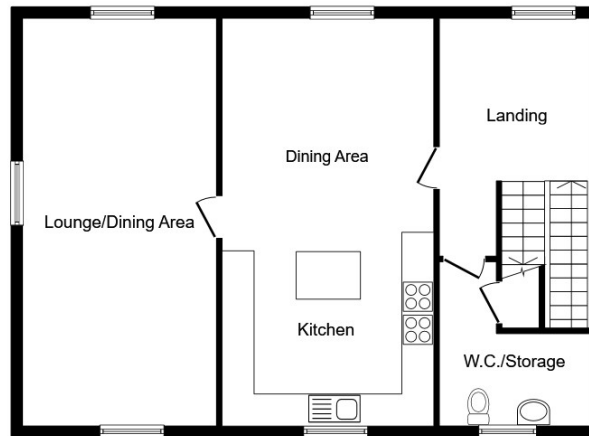
7 South Maltings is located in the quaint village of Newton Of Falkland, which lies approximately 1 mile from the historic town of Falkland which offers primary schooling, local shopping, hotels, restaurants, with the Royal Palace and Gardens being of significant interest. Secondary schooling is available at Bell Baxter School in Cupar. Ideally positioned for the commuter but a



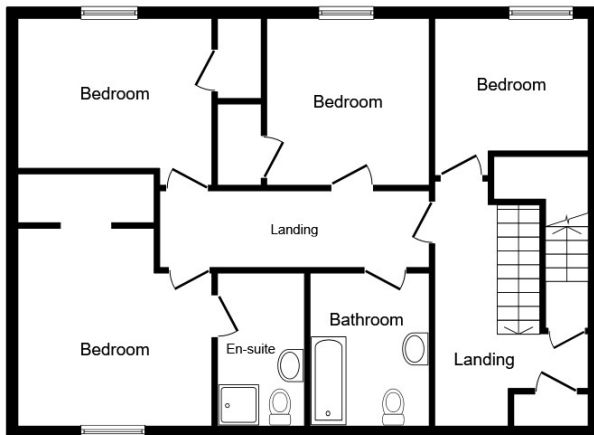
**BEAUTIFUL FAMILY HOME/POTENTIAL B&B**  
For full EPC please contact the branch



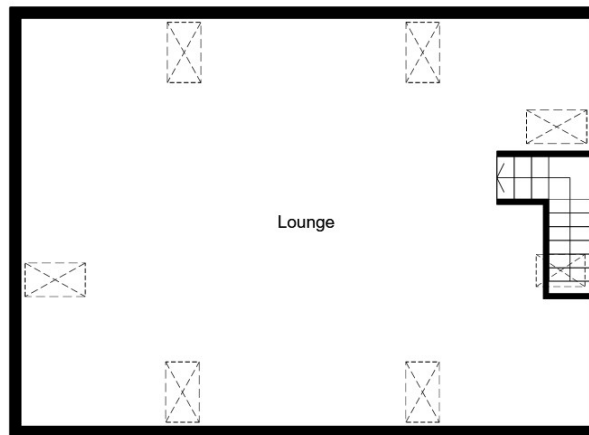
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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