

# Hawthorn Cottage

CUPAR ROAD, BONNYBANK, LEVEN, FIFE, KY8 5SX



ENCLOSED GARDENS, COUNTRYSIDE  
VIEWS, DRIVE AND GARAGE



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McEwan Fraser is delighted to present this stunning three-bedroom cottage to the market. Welcome to this exquisite, detached cottage, a haven of tranquillity and style, meticulously maintained and ready to welcome its new owners with open arms. Nestled amidst open countryside views, this home presents a rare opportunity for the discerning buyer seeking elegance and comfort.



As you step inside, you're greeted by the graceful lounge, adorned with elegant proportions and bathed in natural light streaming through the delightful bay window. Picture-perfect views of the surrounding countryside create a serene backdrop, complemented by concealed storage and a charming window seat, inviting you to relax and soak in the beauty of your surroundings.



The heart of the home lies within the stylishly fitted kitchen/diner/family room, where white units at both wall and floor height exude a sense of timeless sophistication. This versatile space offers ample storage and provides the perfect setting to gather with family and friends, whether enjoying a cosy meal or entertaining guests.



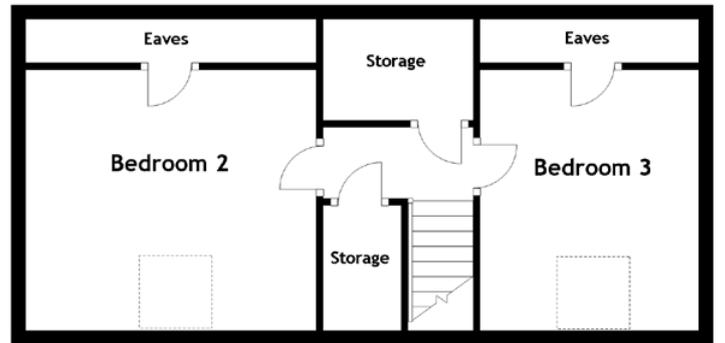
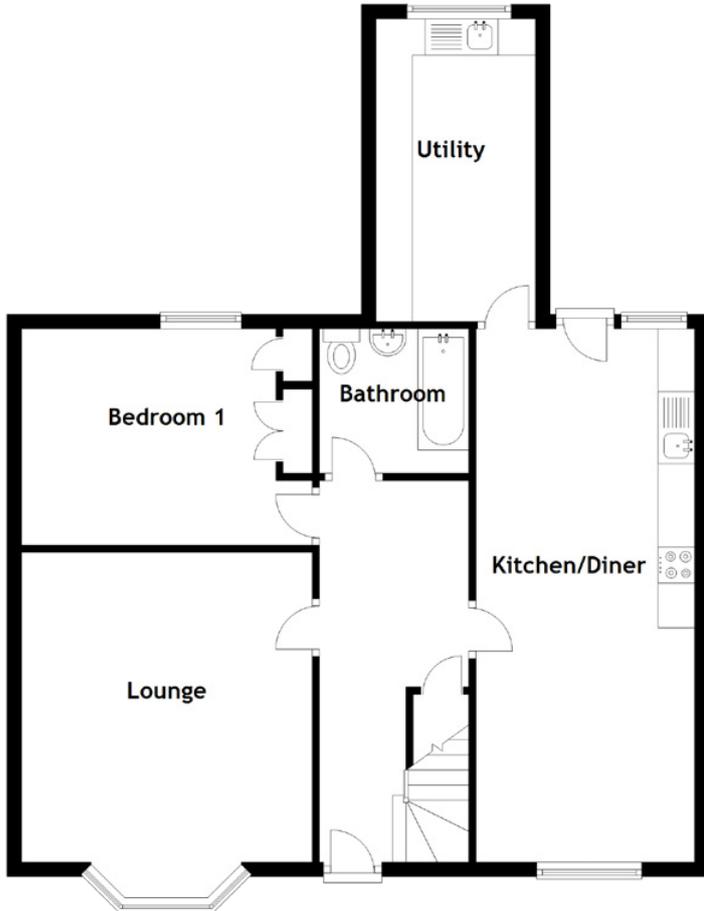
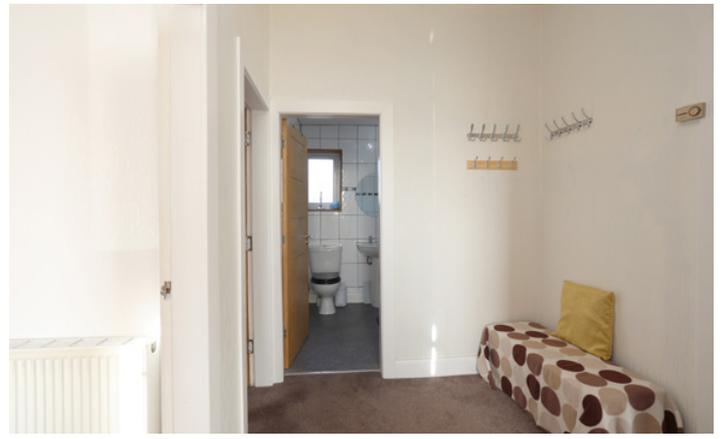




Bedroom one incorporates a wall of storage, facing the large rear garden and beautiful open aspect, this sits conveniently alongside the family bathroom. Downstairs also includes a large utility room, offering flexibility and comfort for everyday living. On the upper floor, you'll find two further bedrooms of lovely proportion, and excellent storage solutions to keep your living space clutter-free.







Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	7.00m (23') x 3.00m (9'10")
Lounge	4.80m (15'9") x 4.00m (13'1")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.60m (11'10")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")

Bathroom	2.05m (6'9") x 2.00m (6'7")
Utility	4.20m (13'9") x 2.20m (7'2")

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup>

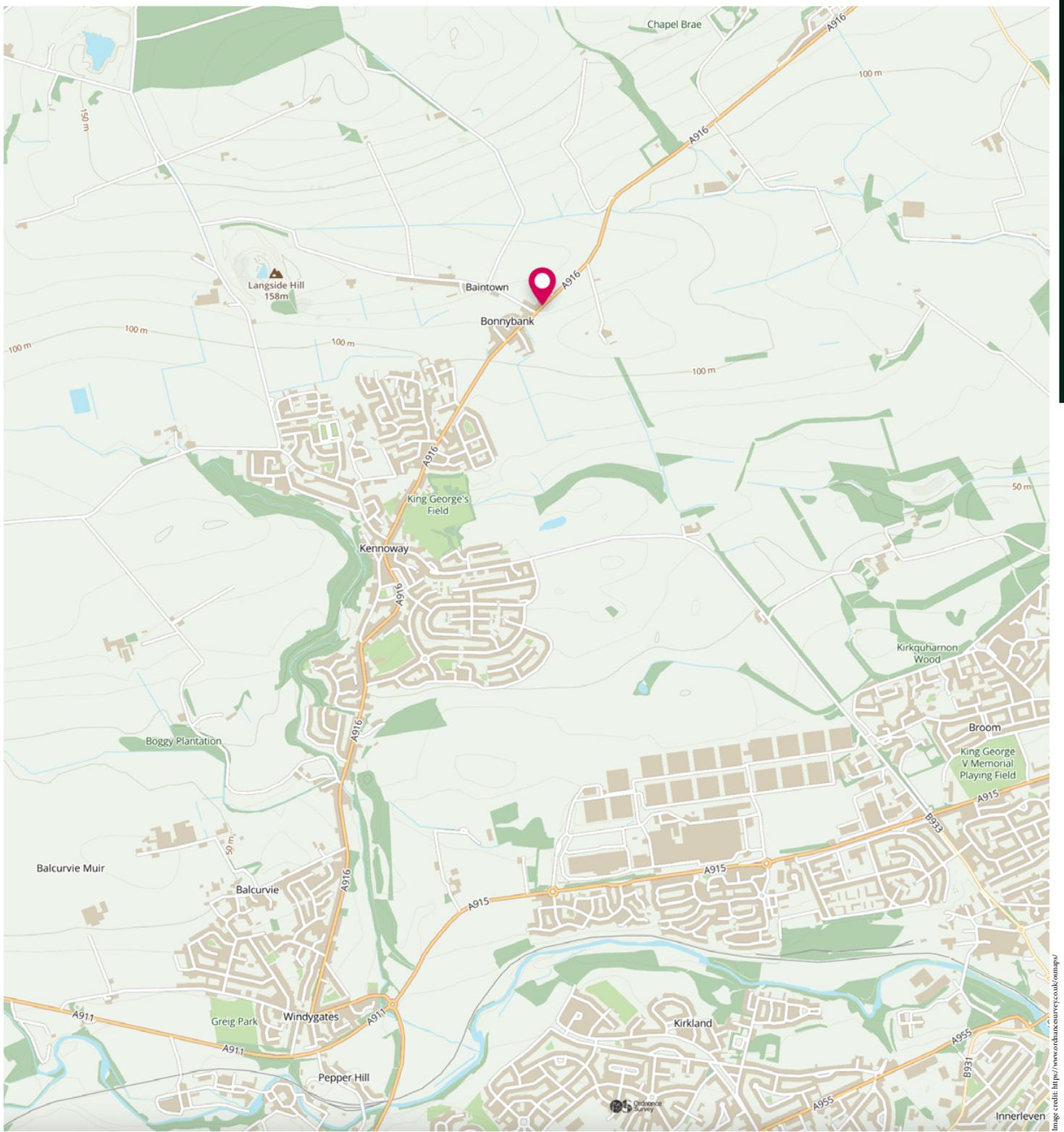
EPC Rating: D



Externally, this property boasts a drive for several vehicles and a garage, ensuring ample parking and storage space for your convenience. The enclosed garden beckons with its inviting patio and lawn, offering the perfect setting for outdoor relaxation and entertaining against the backdrop of equally beautiful countryside views.

With its impeccable presentation and idyllic setting, this stunning detached cottage is sure to capture the hearts of those seeking a blend of charm, comfort, and natural beauty. Don't miss your chance to make this dream home yours. Be quick to arrange a viewing and experience the epitome of countryside living yet within minutes of the local shops and amenities, simply the best of both worlds.





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