

# Access Statement

## Courtside Cottage - Luxury Self-Catering

### West Port, Falkland, Fife Scotland

#### Pre-Arrival

Courtside Cottage is a luxury self-catering cottage that sleeps six people (double bed in each of two bedrooms and a double sofa bed in the lounge) and is located in Falkland (Fife, Scotland). Contact with the owners can be made via telephone, mail and e-mail, the details of which are below and on our web site [www.courtsidefalkland.co.uk](http://www.courtsidefalkland.co.uk). The site HTML text is high contrast (white on black) and the font size can be changed via native Browser adjustments. The site also has links to PDF files. PDF text and image sizes can similarly be changed via adjustments in the Acrobat Reader viewer.

**Public transport** serves the village with the bus stop being 500m east from the cottage. The service is limited and infrequent so the use of a car is highly recommended. The route to the centre of Falkland and bus stop from the cottage is slightly inclined in parts. The pavement is narrow and in places obstructed by parked vehicles. Guests will need to use the road for part of the journey. Road traffic is generally light. Kerb heights vary between 5 and 15 cm.

**Falkland village** has a range of shops including a bank, grocers, pubs, tea shop, gift shops, post office and pharmacy. These lie between 300 and 500m from the cottage.

In the opposite direction the **Falkland Estate** entrance is about 500 level meters to the West. The Estate itself has several kilometers of quiet, flat metalled road. A map of the Estate is available via the link below and advice on a wide variety of routes is available from the owners.

<http://courtsidefalkland.co.uk/falkland.html>

**Glenrothes** is the nearest town and is about 7 miles away. Shopmobility and RADAR facilities are available in the town centre.

Fife Shopmobility (Glenrothes) Ltd

Multi Storey Car Park

Kingdom Centre

Glenrothes

KY7 5NB

T: 0844 3356 414

RADAR Facilities

Fife Council, Rothes Halls Library, Rothes Square,  
Glenrothes, KY7 5NX

Similar facilities are located elsewhere in Fife.  
See [www.fife.gov.uk](http://www.fife.gov.uk)

## Taxi Service

Allan's Family Cabs (01592 611900) is based in Glenrothes and has wheelchair accessible taxis.

## Cottage Access Details

The cottage enjoys a **private off-road parking** area (4.4m by 7.8m concreted) with permanent ramp access (110cm wide & 1:12 gradient) to the front door. The ramp is approximately 10 m in length with 3 level resting points and is lit with **PIR lighting** that also covers the parking area. There is level access from the cottage parking area to the public pavement. It should be noted that the pavements in Falkland can become narrow and obstructed by parked vehicles requiring navigation on and off the pavement.

Prospective guests should review the detailed mobility documentation and pictures on the web site (and speak to the owners) to establish that the facility meets their needs.

With prior agreement guests can be met and escorted to the property. A guided tour is also available and is recommended. Appliance "quick start" guides and user manuals are available.

## Cottage Interior.

The cottage is built on two levels connected via stairs and a Minivator 2000 stair lift (with remote control). There are no steps elsewhere in the cottage. All thresholds in the property are no more than 3.25cm high. The **ground level** features the front door, small vestibule, hallway to family wet room and two bedrooms (one with en-suite shower, basin and shower). The property does not have a bath.

## Bedrooms

Bedroom One has a king-sized 5ft bed (43cm from floor to mattress) and a small en-suite toilet and shower. Bedroom Two is smaller than Bedroom One and movement is more constrained. It has a double bed flush on one side with the wall (40 cm floor to mattress) with a single bunk above.

## Wet Room

The family wet room has a variety of grab rails, a height adjustable shower stool and a high friction "Polysafe" heated floor surface. The layout and dimensions of this room are accessible via.

<http://www.courtsidefalkland.co.uk/mobility.html>

## General Property Plan Views & Dimensions

Other pictures and floor plans are shown via

<http://www.courtsidefalkland.co.uk/accommodation.html>

## Lounge & Patio

The upper level combines a sunny south facing lounge area with kitchen and eating facilities in an open plan design. A patio area - close fit textured paving stones that occupy 5 by 4.5m - is accessible directly through the lounge French doors. The patio's south side is bounded by a terraced, planted border that contributes to a pleasing ambience. The planted area being stepped is not designed for access other than maintenance. A larger garden serving the main house is immediately adjacent to the east of the patio. Access to it is by prior agreement but it is connected from the patio via a set of steep and narrow steps.

An electric riser/recliner arm chair is located in the lounge. It can be moved from its normal position to another part of the room on request.

## Kitchen Area

The kitchen work surfaces are 91cm above floor level with storage cupboards below. There is no under-counter knee space. However lying close by is a large and stable dining table and it could provide an accessible work surface for guests who needed to sit while preparing food or other kitchen tasks. The table work surface is 88cm high with 34cm of knee space underneath. Please discuss with us.

**Hot tap water.** This is normally kept around 65C. A lower temperature can be set on request. Both showers are similarly controllable. The owners are happy to demonstrate their operation.

**Central Heating temperature** is automatically controlled to maintain between 18 and 21C during the day and dropping to 16C during sleeping hours. The controller is user-adjustable and can be relocated at a lower level for seated users.

**Assistance/Support Dogs.** Guests are expected to manage toileting. Pets are not allowed.

The owners would be happy to answer any **queries** that prospective guests may have and will do their best to ensure you have a safe and comfortable stay.

Stewart & Lindsey Thomson

01337 857254

[www.couretsidefalkland.co.uk](http://www.couretsidefalkland.co.uk)

(the site extensively documents the property, surroundings and activity links)

Or e-mail us [info@courtsidefalkland.co.uk](mailto:info@courtsidefalkland.co.uk)