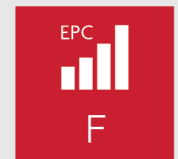
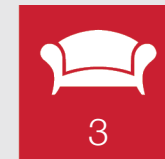




Thorntons 
The right way to move

17 Mid Street Kettlebridge

Fife, KY15 7QQ





Nestled in the picturesque Howe of Fife, this four-bedroom detached house offers both tranquility and convenience, being close to amenities in Glenrothes and Cupar, including mainline rail links. The traditional stone façade conceals a modern, spacious home with a neutral, easily personalised backdrop. Spanning three floors, it features multiple bathrooms and living areas, making it a superior family home, complemented by a large, well-maintained garden that overlooks open countryside. Additionally, there is superb private parking, including a sizeable garage.

The naturally lit and generous hallway gives access to all of the ground floor accommodation and flows openly into the generous main reception room—a spectacular space with defined zones for relaxation and dining, separated by the striking feature of a natural stone wall with a double-sided open fireplace. It boasts a vaulted ceiling with exposed beams and is filled with natural light from multi-aspect glazing, including numerous roof lights and French doors leading to the garden. The modern, wood-toned kitchen is adjacent to the reception room, centred around a social breakfasting area.

Features

- Charming village setting close to excellent amenities
- Remarkably spacious detached house
- Bright and large hallway with storage
- Impressive light-filled living/dining room with open fireplace and garden access
- Well-appointed modern kitchen with breakfast area
- Principal suite with shower room and dressing room
- Three further good-sized bedrooms
- Two additional living areas, plus a quiet home study
- Bright family bathroom with jacuzzi bath
- Floored attic, plus basement with storage and utility area
- Generous rear garden offering country views
- Large private driveway and substantial detached garages, workshop/store
- Gas central heating and double-glazing



“An exclusive village home promising space and versatility for families with four bedrooms, two bathrooms, and a trio of living spaces.”





The kitchen is exceptionally well-equipped with ample storage and workspace, as well as an under-counter washer/dryer and an integrated fridge freezer, oven, and electric hob.

Also at ground level are two carpeted double bedrooms and a light-filled family bathroom featuring a jacuzzi bath with a shower over and glazed screen, as well as a shower tap attachment. One of the bedrooms comprises the quietly positioned principal suite, complete with a fitted dressing room and en-suite shower room. The first floor offers a sky-lit suite—a great option for dedicating to children's rest and play. Finally, the practical basement features plentiful storage, a bright study for quiet homeworking, and a (plumbed) utility room with a freestanding chest freezer. The property benefits from attic storage, full double glazing, and gas central heating.

Outside, to the rear, is an attractive lawned garden with open fields beyond. There is also a substantial detached garage, workshop, and store, along with a large private driveway, that comes with land, timber garages and has right-of-access. Extras: The sale includes all fitted floor and window coverings, standard light fixtures, kitchen appliances, and the utility room freezer.

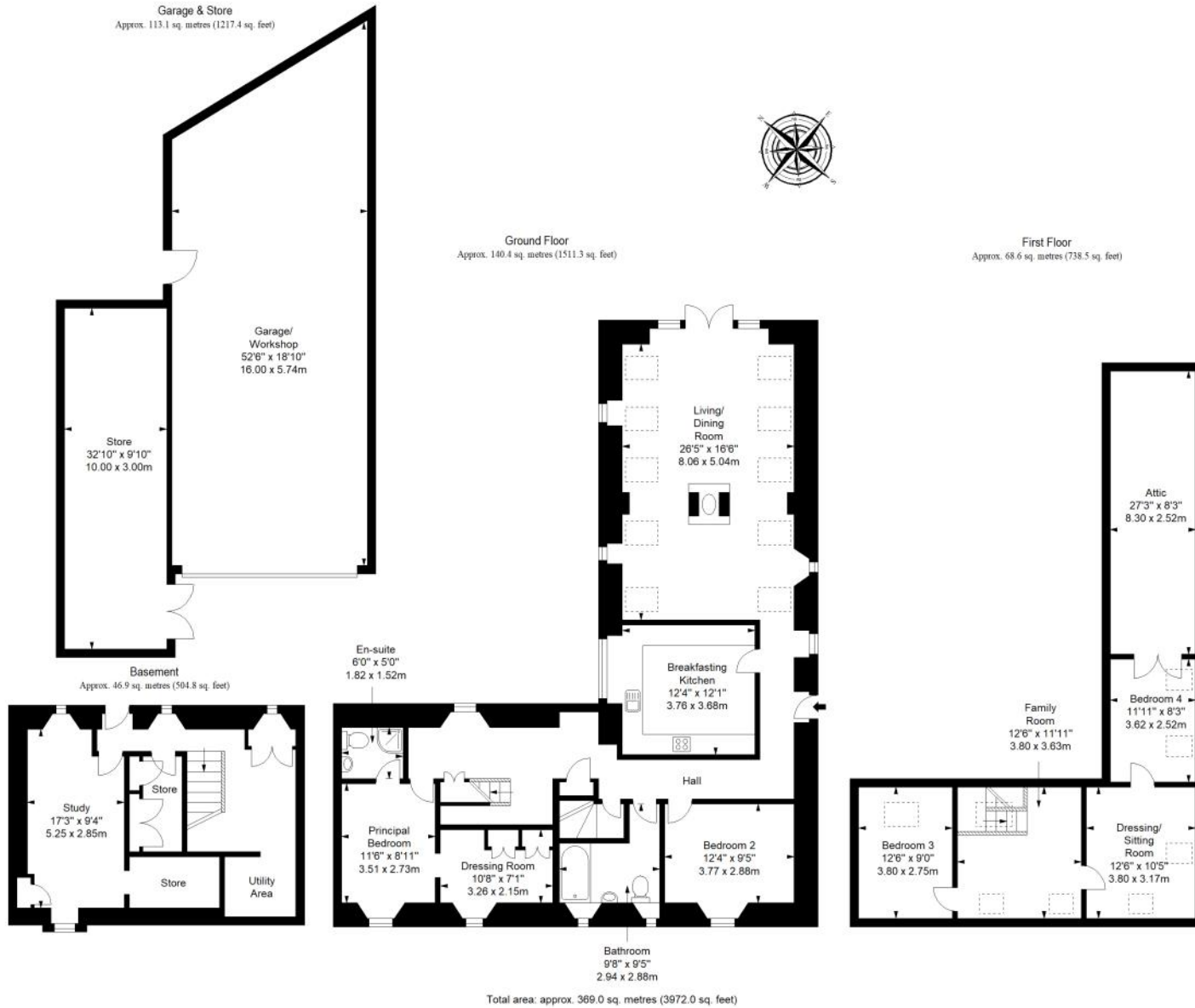




Kettlebridge, Fife

Enjoying a superb central location within the Howe of Fife, Kettlebridge is a quaint rural village offering 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 home to the highly rated Kettlebridge Inn, Bar, and Italian Restaurant and just two miles from the 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 several supermarkets, are available in nearby Glenrothes and the bustling market town of Cupar, both accessible in approximately 10 minutes by car/15 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 water sports, whilst several highly regarded golf courses are also found in the area. Nursery and primary school education is within walking distance in neighbouring Kingskettle, and transport is conveniently provided to Bell Baxter High School in Cupar, as well as the independent Dundee High School and St Leonards School in St Andrews. Kettlebridge's situation 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



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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