



**Thorntons**   
The right way to move

31 Main Street,  
Springfield,

Cupar, Fife, KY15 5SQ





## Summary

This attractively presented three-bedroom traditional semi-detached house in Springfield is accompanied by private driveway parking and an enclosed, southwest-facing rear garden with outdoor seating space, a greenhouse and two detached sheds. The family home comprises a sun-facing double-aspect living room with a fireplace, press shelving and garden access, a well-integrated kitchen open to a seated dining area, two double bedrooms (one with a fitted wardrobe) and a versatile single/third bedroom. Completing the home is a modern shower room and a WC. The property also lies near local amenities, including a convenience store, a primary school, bus/rail links, and a short drive from Cupar. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included.

## Features

- Traditional semi-detached house
- Sought-after village location in Springfield
- Entrance vestibule and hall
- Sunny dual-aspect living room with fireplace
- Open-plan kitchen and dining room with press shelving
- Landing with storage
- Two double bedrooms (one with a built-in wardrobe)
- Versatile third bedroom
- Modern shower room with towel radiator
- Convenient utility room and WC
- Enclosed private rear garden
- Detached shed and greenhouse
- Private driveway parking
- Gas central heating and double glazing



“A generous open-plan dining room and kitchen with contemporary cabinetry, handy downlighters, and high-quality worktops.”





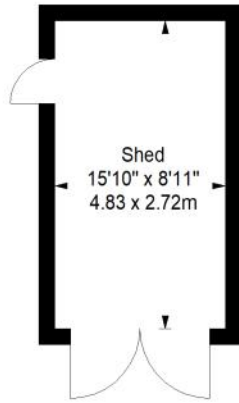


“This 3-bedroom traditional home boasts a generous, enclosed rear garden with trees, flower beds, bird feeders, a greenhouse and 2 detached sheds.”

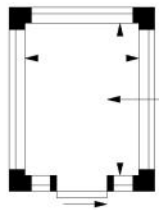


# Floorplan

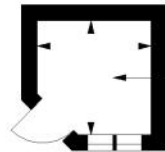
**Shed**  
Approx. 13.1 sq. metres (141.0 sq. feet)



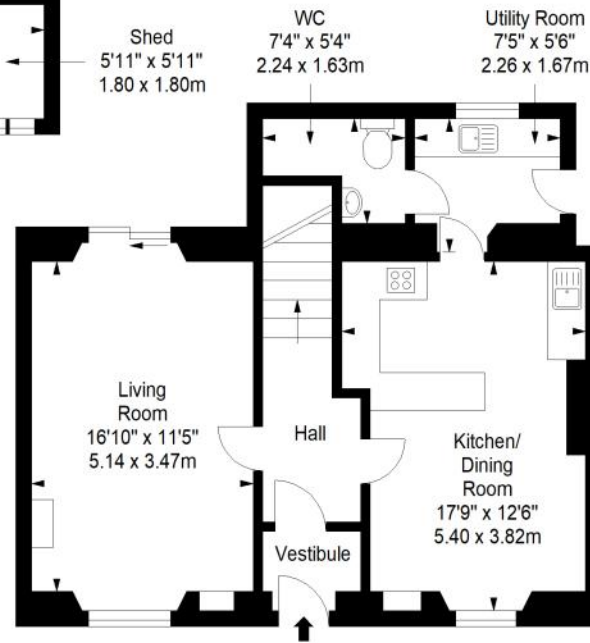
**Greenhouse**  
Approx. 4.3 sq. metres (46.3 sq. feet)



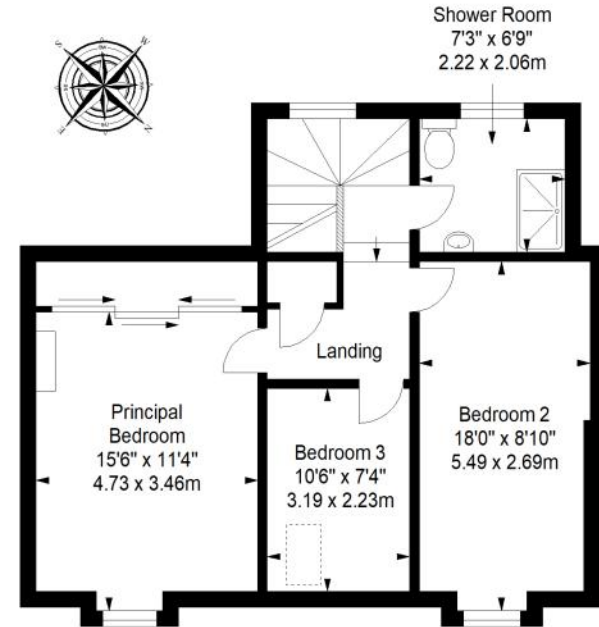
**Shed**  
Approx. 3.0 sq. metres (32.3 sq. feet)



**Ground Floor**  
Approx. 59.1 sq. metres (636.1 sq. feet)



**First Floor**  
Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 136.0 sq. metres (1463.9 sq. feet)



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