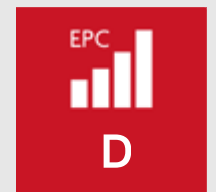




**Thorntons**  
The right way to move

2 Burnside North, Cupar, Fife  
KY15 4DG







## Summary

Charming and characterful three-bedroom stone-built home arranged over three levels combines traditional external features with well-presented, modernised interiors and comprises; welcoming hall, bright and spacious living room, open-plan kitchen/dining room, two generous double bedrooms, stylish shower room and a substantial third bedroom/study within the attic level. Externally, the property benefits from a private enclosed rear garden with paved patio area and timber shed.

## Features

- Attractive traditional stone-built property
- Spacious living room
- Generous open-plan kitchen/dining room
- Three bedrooms
- Modern shower room
- Flexible attic-level bedroom/study
- GCH; DG; EPC - D
- Enclosed rear garden with patio area
- Timber garden shed
- Central Cupar location close to amenities

## Room Measurements

Living Room: 16'4" x 11'9" (4.99m x 3.57m)

Kitchen/Dining Room: 16'2" x 15'6" (4.93m x 4.73m)

Bedroom 1: 16'5" x 8'10" (5.00m x 2.70m)

Bedroom 2: 16'2" x 8'8" (4.94m x 2.64m)

Shower Room: 8'3" x 8'2" (2.52m x 2.50m)

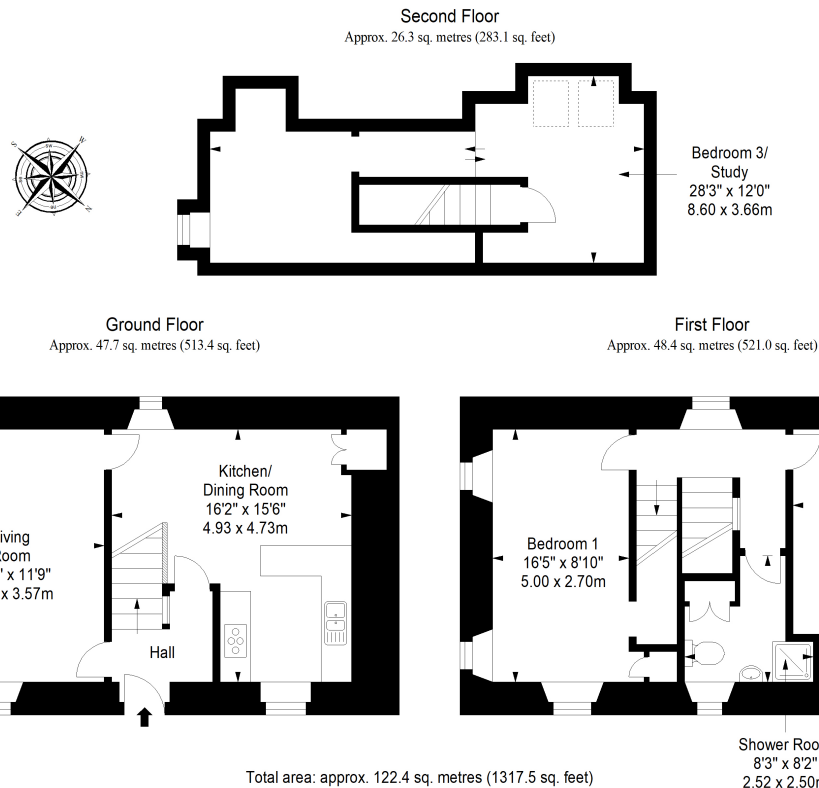
Bedroom 3/Study: 28'3" x 12'0" (8.60m x 3.66m)







# Floorplan



## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeerea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS