



**Thorntons**  
The right way to move

2 Burnside North, Cupar, Fife  
KY15 4DG



1



3



1



EPC  
D



## 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)

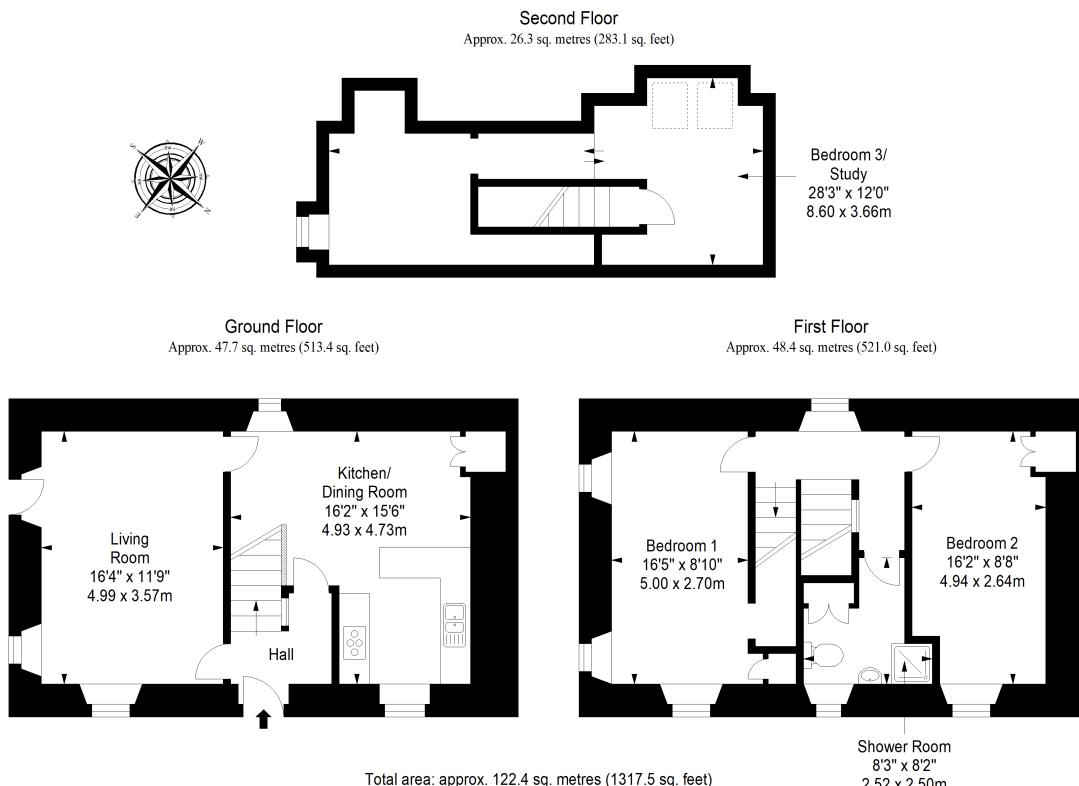
Bedroom 2: 16'2" x 8'8" (4.94m x 2.64m)

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



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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