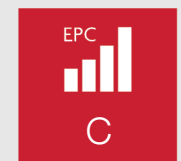
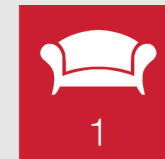




**Thorntons**   
The right way to move

## 8 Station Court

Kingskettle, Cupar, KY15 7PE







## Summary

This charming one-bedroom upper flat offers a picturesque semi-rural lifestyle in the quaint village of Kingskettle. The home has modern styling, and it enjoys bright and spacious accommodation and good storage facilities. Beautiful open countryside is practically on the doorstep and stunning beaches are just a short drive away too, including the coastline and world-famous golf facilities at St Andrews. The neighbouring village of Ladybank is home to everyday essentials and convenience stores, as well as a train station with direct rail links to Edinburgh, Perth, and Dundee.

Extras: all fitted floor and window coverings, light fittings, and a gas cooker to be included.

## Features

- A spacious upper flat in Kingskettle
- Quiet village setting close to rail links
- Easy access to the countryside and coast
- Welcoming entrance hall with attic access
- Large, multi-aspect living and dining room
- Siding doors to a well-appointed kitchen
- Good-size utility store adjacent to kitchen
- Airy double bedroom with built-in wardrobe
- Skylit bathroom with over-head shower
- External bin store
- Unrestricted on-street parking
- Gas central heating and double-glazing



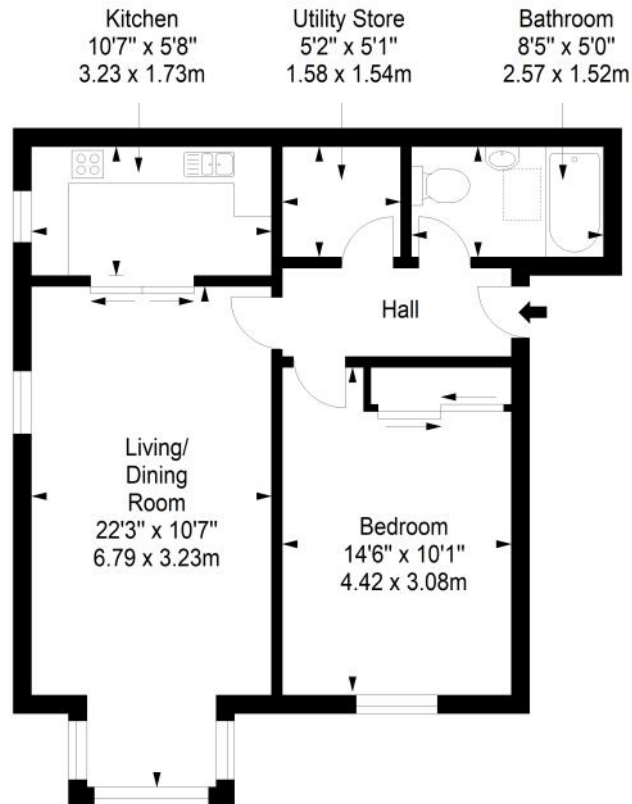


# Floorplan



## First Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



Total area: approx. 52.5 sq. metres (565.1 sq. feet)

# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

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

### DUNDEE

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

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

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

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### EDINBURGH

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

### PERTH

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

### CUPAR

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

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
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