



**Thorntons**  
The right way to move

15 Hill Crescent, Cupar, Fife  
KY15 4DX





## Summary

A bright and well located main door two bedroom ground floor flat positioned within a popular residential neighbourhood in the heart of Cupar. This comfortable home comprises; spacious lounge, fitted kitchen, two well proportioned bedrooms and a modern bathroom. Externally, there is a private front garden and rear courtyard garden along with communal drying area. There is ample on-street parking available. Conveniently located within walking distance of Cupar town centre, local shops, schools and the mainline railway station, this property offers a practical and appealing lifestyle in a thriving Fife town.

## Features

- Main door ground floor flat
- Spacious lounge with space for dining
- Fitted kitchen with modern units and space for appliances
- Two double bedrooms, one with built-in storage
- Contemporary four piece bathroom suite
- Well maintained private garden grounds
- Communal drying area
- On street parking
- Ideal first home or buy to let investment
- GCH; DG; EPC - D

## Room Measurements

Lounge 4.5m x 3.9m (14'9" x 12'10")

Kitchen 3.1m x 2.4m (10'2" x 7'10")

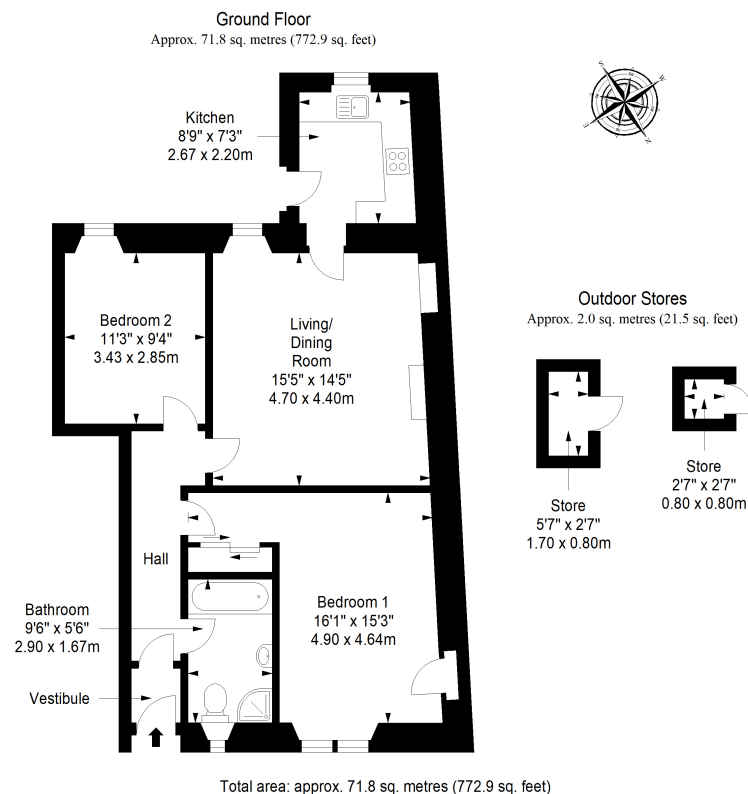
Bedroom 1 4.0m x 3.6m (13'1" x 11'9")

Bedroom 2 3.8m x 2.8m (12'6" x 9'2")

Bathroom 2.1m x 1.7m (6'11" x 5'7")



# 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  
dundeaea@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