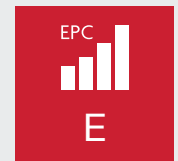
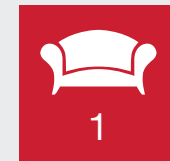




Thorntons 
The right way to move

11G Bonnygate Cupar

Fife, KY15 4BU





Offering an ideally proportioned home for first-time buyers, young families, professionals, couples, and rental investors alike, this end-terrace house in Cupar accommodates two double bedrooms, an open-plan dining kitchen and living room, and a bathroom, plus a recently upgraded garden and access to unrestricted on-street parking. The house has sought-after “upside-down” living with the living accommodation on the first floor and the bedrooms on the lower floor, all presented with attractive, modern interiors and neutral décor throughout.

A hallway (with built-in storage) welcomes you into the home and a staircase leads to a landing on the first floor which affords access to the open-plan living area. Here, a large living room offers ample space for configurations of lounge furniture and is adjoined by a kitchen. The kitchen offers space for a seated dining area, perfect for family meals and entertaining, and is well-appointed with a range of wall and base cabinets, spacious worktops, and monochrome metro-tiled splashbacks. An oven, hob, an extractor fan, and a dishwasher are integrated, whilst space is provided for a freestanding fridge/freezer.

Features

- End-terrace house in Cupar
- Entrance hall with built-in storage
- Large living room
- Modern dining kitchen
- Two double bedrooms with built-in wardrobes
- Family bathroom with shower-over-bath
- Enclosed, landscaped front garden
- Unrestricted on-street parking
- Gas central heating and double glazing



“Large living room, a modern dining kitchen and two double bedrooms with built-in wardrobes”





Back downstairs, the home's two double bedrooms both offer plenty of space for freestanding furniture and are accompanied by large built-in wardrobes. The sleeping areas are also neutrally decorated and carpeted for optimum comfort underfoot. Finally, a bathroom completes the accommodation on offer and comprises a large corner bath with an overhead shower and a glazed screen, a basin set into storage, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a good-sized, enclosed front garden which has been recently upgraded to include an artificial lawn, gravelled and paved areas, and a shed for outdoor storage. The house also has access to unrestricted on-street parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



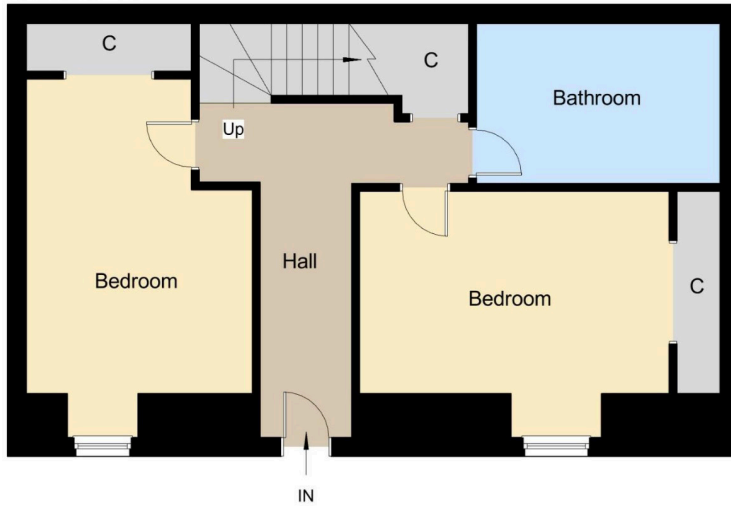


Cupar

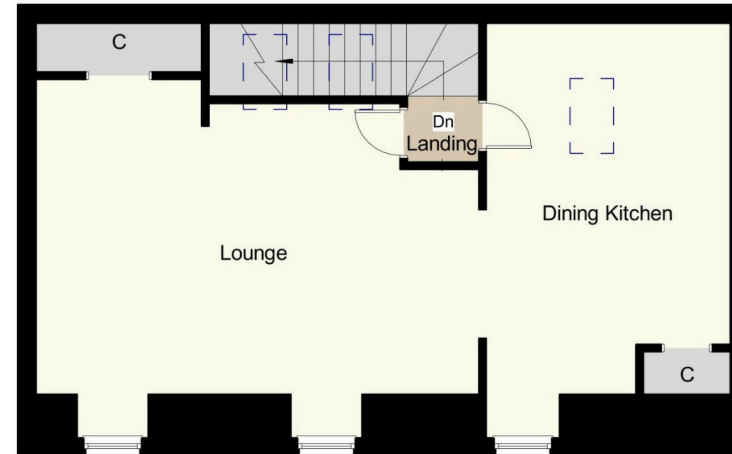
Set in the picturesque countryside of northeast Fife is Cupar, a former royal burgh, lying around 20 minutes' drive from Dundee and St Andrews. The historic and upmarket town of Cupar offers a wealth of shops, supermarkets, pubs and restaurants, as well as excellent indoor and outdoor leisure facilities. Cupar Sports Centre provides a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts, and football pitches, while the picturesque countryside surrounding the town provides the perfect backdrop for scenic strolls, cycles, runs, and dog walks, and for those who enjoy a round of golf, Cupar Golf Club is on the edge of the town and Elmwood Golf is nearby. Wee Kingdom Café and Soft Play are perfect for keeping the children entertained, alongside a number of outdoor parks and playgrounds, and a skatepark. The town also offers primary and secondary education at Castle Hill Primary School and Bell Baxter High School respectively, with St. Andrews University only a short drive away. Cupar also benefits from fantastic links, making it easy to travel by bus, rail, or car.

Floorplan

Ground Floor



First Floor





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