



**Thorntons**   
The right way to move

## 9 Castlefield Cupar

Fife, KY15 4DB



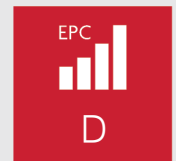
1



3



2



D



## Summary

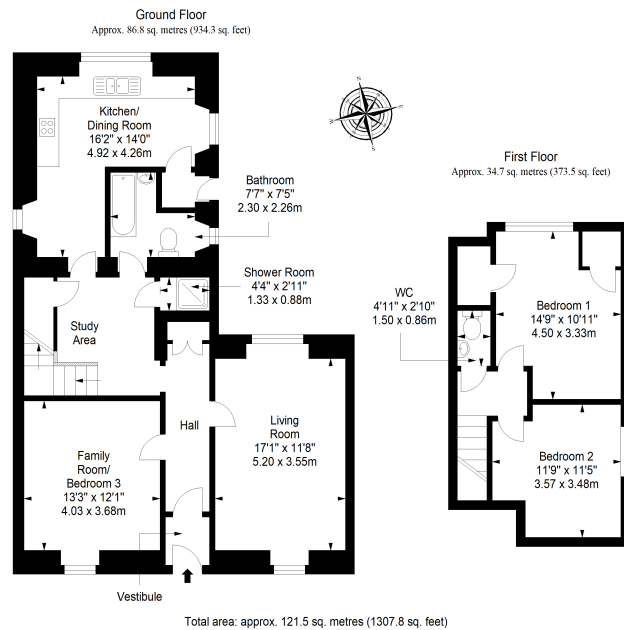
This mid-terraced cottage in sought-after Cupar is set over two floors with a modern neutral finish. It boasts a south-facing reception room, a social dining kitchen, and three bedrooms, with one bedroom located on the ground floor, creating the option for extra living space. The property also includes ample built-in storage, a bathroom, a separate shower room/cubicle with electric shower and a second convenient WC. Additionally, it benefits from an attractive enclosed garden, unrestricted on-street parking, and a quiet town centre setting, just 10 minutes' walk from the train station providing direct links to Edinburgh and Dundee. Extras: All fitted floor and window coverings and light fittings are included in the sale.

## Features

- Desirable country town with rail links
- Spacious mid-terraced cottage with modern neutral interiors
- Vestibule and hall with storage
- Sunny dual-aspect living room
- Bright dining kitchen
- Three double bedrooms (principal with storage)
- Bright bathroom with shower-over-bath
- Separate shower room/cubicle with electric shower
- Second handy WC
- Lovely mature enclosed garden
- Unrestricted on-street parking
- Gas central heating and double glazing



# Floorplan



## Our Branches

### ANSTRUTHER

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

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@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  
montrosesea@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