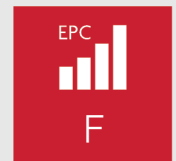




**Thorntons**   
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## Eden Cottage, Old Town

Gateside, Cupar KY14 7SY





This striking period home offers unique and versatile accommodation with rare and exciting opportunities. Eden Cottage is perfect for new owners looking for a tranquil, private, rural location within easy commuting distance of Edinburgh and Perth.

Presenting generous reception areas with abundant light, four spacious, sunny double bedrooms, two three-piece bathrooms, and an impressive and unique architectural conservatory offering an open-plan kitchen and a west-facing living space with breathtaking views over West Lomond.

It further enjoys a south-facing studio with uninterrupted views and a versatile loft area with the potential to convert to ancillary accommodation. Plus, a large main loft with even further conversion opportunities. This period home also comes with gas central heating via a new boiler, plus traditional and double-glazed windows.

## Features

- Detached Georgian cottage
- Set in the picturesque village of Gateside
- Within easy commuting distance of Edinburgh and Perth
- Inviting hall with storage
- Sunny living room with wood-burning stove
- Bright open-plan conservatory and open plan living space
- Main bedroom with spectacular views to the West Lomond hill
- Two dual-aspect double bedrooms upstairs
- Fourth bedroom/study with large understairs cupboard
- Spacious light-filled studio
- Versatile loft
- Two family bathrooms
- Private, mature garden grounds
- Secure driveway parking
- Gas central heating and traditional windows



"A striking period property, this four-bedroom detached home offers buyers endless exciting opportunities."





Outside the home, the generous property benefits from a lovely sunny mature garden to the front and a secluded, well-established garden to the rear overlooking a six-acre paddock extending to the Eden River with an adjacent stream and ample off-street parking, including a multi-car driveway parking area.

The cottage enjoys a tranquil, secluded setting nestled among generous front and rear gardens. A six-acre paddock stretching down to the River Eden is perfect for horses. Additionally, local amenities are easily accessible, with transport links and an abundance of scenic green spaces nearby.

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

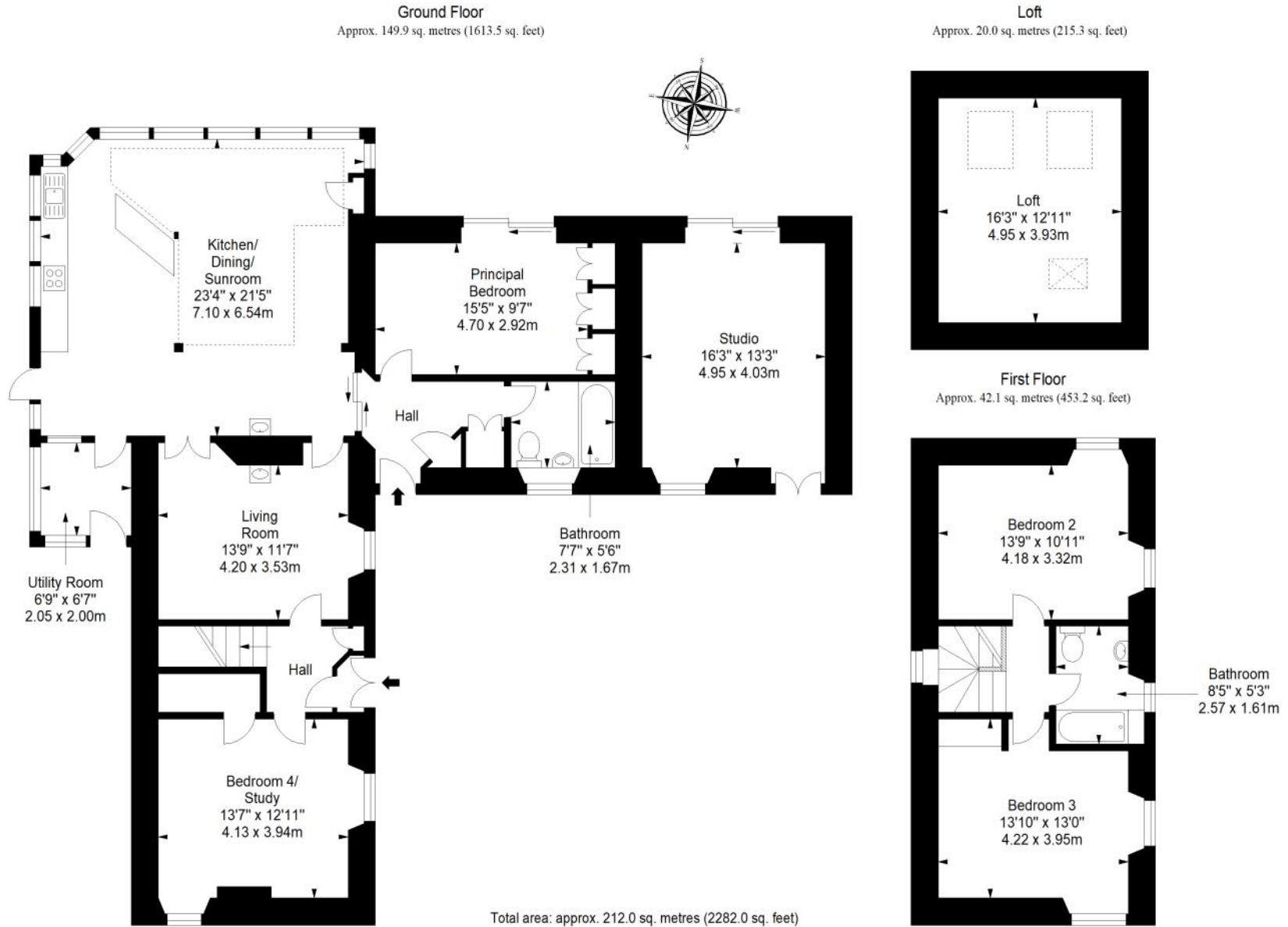




## Cupar, Fife

Set in the picturesque countryside of the north east of 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 provide 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 is perfect for keeping the children entertained, alongside a number of outdoor parks and playgrounds, and a skatepark. The town also offers a 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



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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## Our Branches

### **ANSTRUTHER**

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

### **ARBROATH**

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

### **BONNYRIGG**

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

### **CUPAR**

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

### **DUNDEE**

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

### **EDINBURGH**

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

### **FORFAR**

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

### **MONTROSE**

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

### **PERTH**

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

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



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