



Thorntons 
The right way to move

60 Laurel Brae,
Springfield,

Cupar, Fife, KY15 5AD



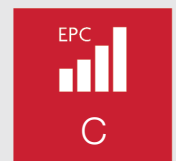
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Set against a picturesque rural backdrop, this modern five-bedroom detached house is a spacious family home enjoying immaculate contemporary styling, a secure, low-maintenance garden, and ample private parking with electric charging. Situated in a small village served by rail links to Edinburgh and Dundee, the property is a perfect choice for city workers seeking the tranquillity of country living. Furthermore, Cupar's shops and services are in close proximity.

Once inside, a welcoming entrance hall (with storage) leads to a sun-filled reception area as well as a flexible reception/bedroom, both stylishly accented by feature décor. One serves as a study/family room/bedroom, and the other is a comfortably carpeted living room extended by a box window and conveniently opening into the kitchen. The kitchen is a light-filled space for casual meals and formal dining that, along with garden access, creates a perfect environment for social gatherings all year round. It is tile-floored and has an understated finish, heightened by warm accent décor in the dining area.

Features

- Tranquil village served by rail links
- Spacious modern detached house with country views
- Immaculate interiors with versatility for families
- Bright entrance hall with storage
- Two sunny reception rooms (one with kitchen access)
- Integrated kitchen with social breakfast/dining area and garden access
- Five double bedrooms (three with storage)
- Shower room in the principal suite
- Family bathroom with bath and separate shower
- Handy utility room with WC and cloakroom with garden and garage access
- Manicured rear garden with an open outlook
- Private driveway with electric charging
- Integral single garage
- Gas central heating and double-glazing



“The spacious and versatile family home overlooks open countryside in a quiet village served by rail links to Edinburgh and Dundee.”





Wood-toned countertops feature a breakfast bar, and neatly integrated appliances include a dishwasher, a fridge freezer, an oven, and a gas hob with a hood. A bright, adjoining utility room, coordinating with the kitchen, provides a discreet (plumbed) laundry area, accompanied by a handy WC and a cloakroom with garden and garage access.

On the first floor, a central landing (with storage) leads to five double bedrooms - all carpeted for optimum comfort - and a bright family bathroom equipped with a bath and separate shower. Three of the bedrooms benefit from fitted wardrobes, including the principal suite, complete with an en-suite shower room. Double glazing and gas central heating ensure warmth and efficiency throughout the home, and there is a floored loft with Ramsay ladder access.

Outside, the neatly lawned rear garden is reassuringly safe for children's play. It overlooks open fields and has recently been landscaped, incorporating a porcelain-tiled seating patio for relaxing and taking in the idyllic outlook. Finally, a driveway (with an electric charging point) and an integral single garage ensure plentiful private parking. Extras: The sale includes all fitted floor and window coverings, most light fixtures, the alarm and all integrated appliances. The CCTV system is available at extra cost.



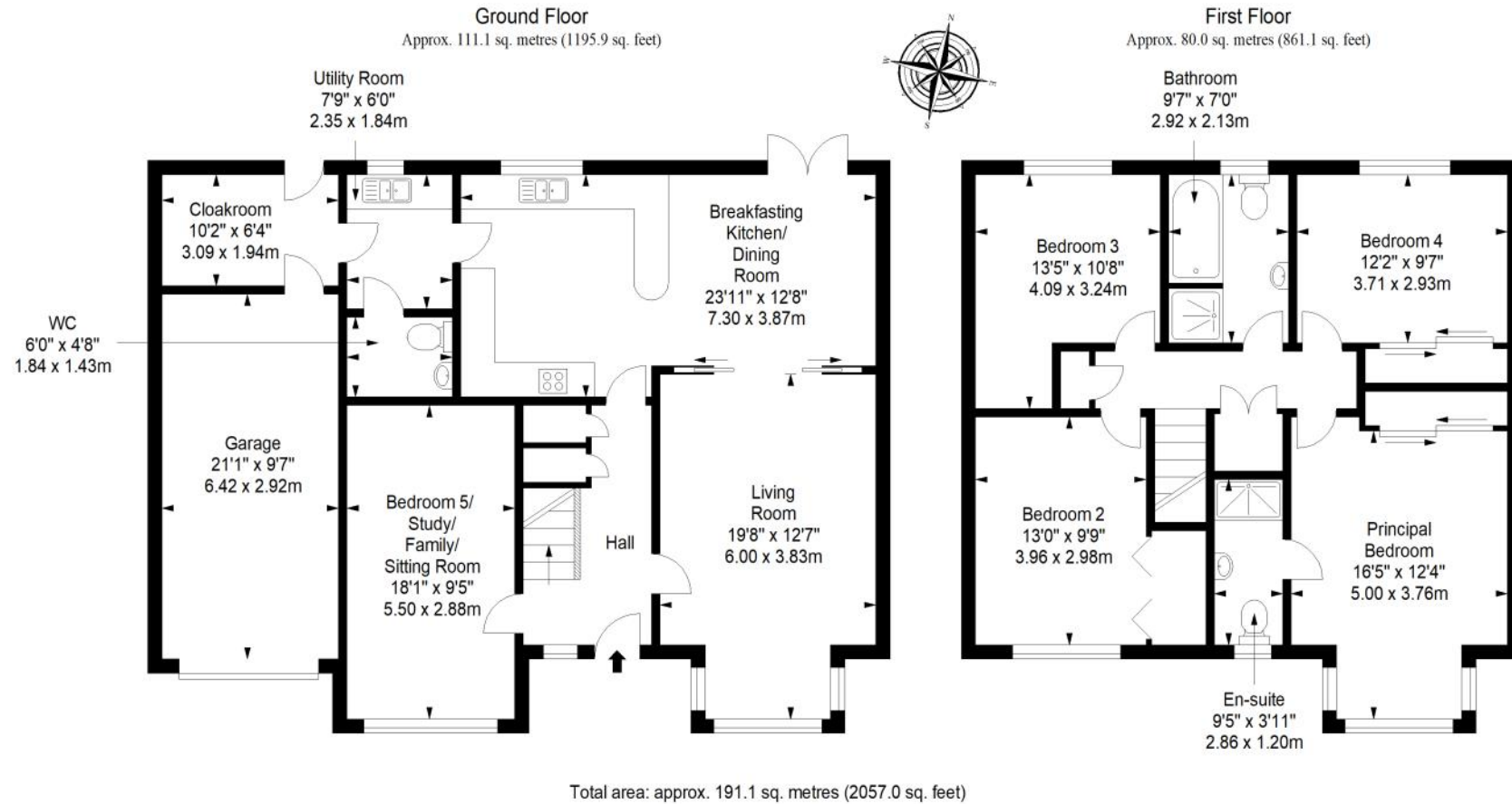


Springfield

Springfield is located on the edge of the Howe of Fife, three miles south of the busy town of Cupar. It is well-positioned for commuting to Dundee, Glenrothes, and Edinburgh. The mainline railway station at Springfield provides a fast link to both Dundee and Edinburgh. Edinburgh airport, with its shuttle service to London, is approximately forty miles away, and further airport facilities and London flights are available from Dundee.

Local amenities include an excellent primary school, church, village inn, and post office facilities. The nearby town of Cupar enjoys a wide range of amenities, including good local shops, excellent sports facilities, and secondary education provided by the well-known Bell Baxter High School.

Floorplan





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