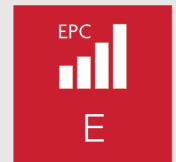
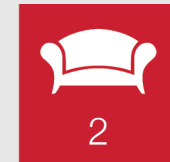




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Edradour, Blebocraigs

Cupar, Fife, KY15 5UF





Summary

Situated 10 minutes' drive from the historic coastal town of St Andrews, this detached stone-built cottage enjoys an exceptionally peaceful village setting with lovely rural views. Set over two floors, the surprisingly spacious accommodation features two double bedrooms (one with excellent storage and an en-suite WC), a contemporary four-piece bathroom, two sunny reception areas, and a charming breakfasting kitchen. The cottage is accompanied by a generous south-facing garden and unrestricted on-street parking.

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

Features

- Extended detached dormer cottage
- Bright entrance hall with storage
- Sunny living room with garden access
- Dual-aspect dining room
- Generous breakfasting kitchen
- Two double bedrooms (one with en-suite WC and storage)
- Good attic storage
- Modern bathroom with bath and separate shower
- Extensive south-facing garden with patio
- Unrestricted on-street parking
- Gas central heating and double glazing



“The extended dormer home offers appealing versatility, a blank canvas of neutral interiors, and development opportunities.”







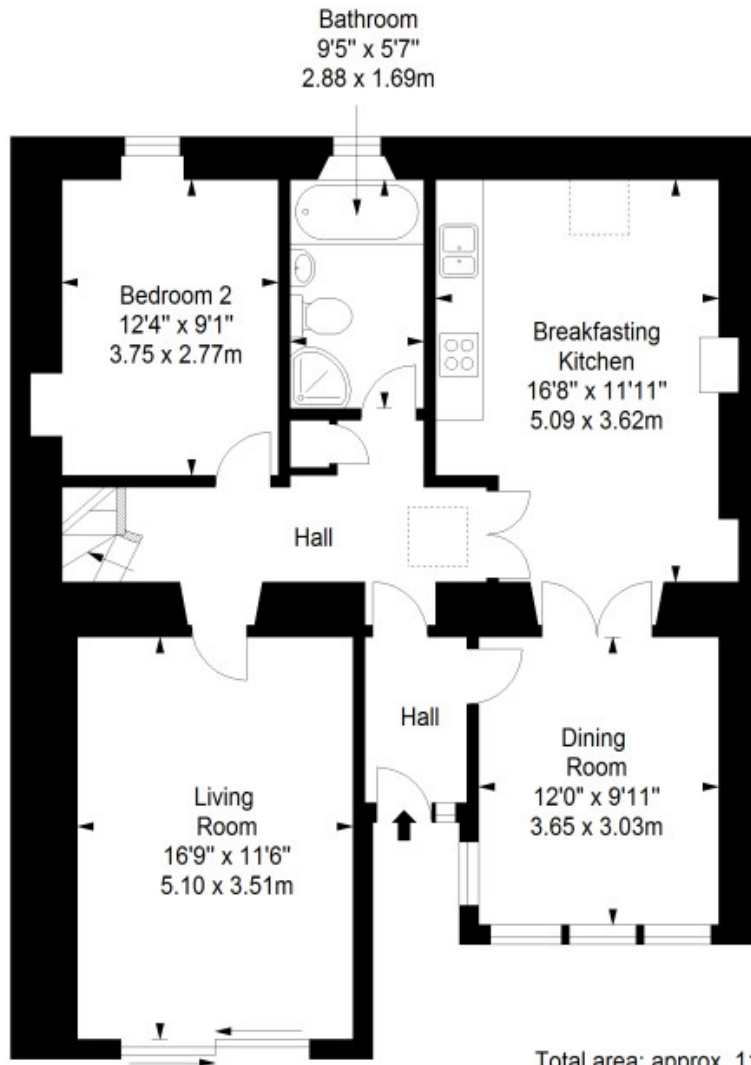
“An idyllic location with open views enjoyed from two sunny living spaces and a sizeable south-facing garden.”



Floorplan

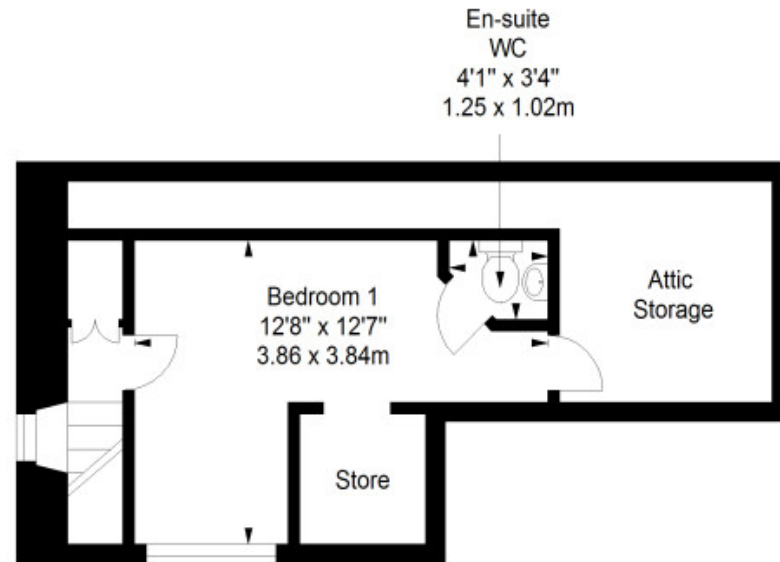
Ground Floor

Approx. 81.8 sq. metres (880.5 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 115.1 sq. metres (1239.0 sq. feet)



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