



## 50 Annsmuir Caravan Park, Ladybank, Cupar, Fife, KY15 7SA

Tastefully Presented & Spacious, Three-Bedroom, Park Home with Gardens & Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

**espc** **rightmove** **Zoopla**  
find your happy



# Property Description

Tastefully presented and exceptionally spacious, three-bedroom park home with enclosed gardens and a driveway. Set on an enviable end-of-cul-de-sac plot, in a well-established and popular residential and holiday park near Ladybank, Fife. Comprises a living/dining room, kitchen, three flexible bedrooms, a flexible office/guest room, an inner hallway, and a family bathroom.

This rarely available double-size static home offers a wealth of rural activities together with convenient links to St. Andrews, Dundee and Edinburgh. Features include a fitted kitchen with appliances, oil central heating with a recently fitted boiler, and double glazing. In addition, there is good integrated storage provision, together with a large garden shed.

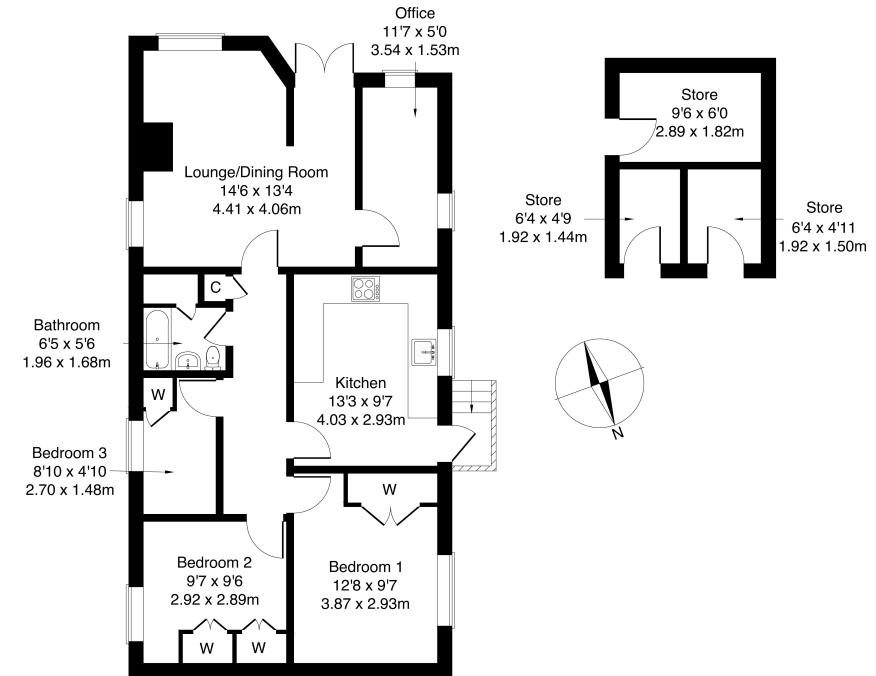
A welcoming side entrance opens into a spacious and well-appointed kitchen, complete with a range of wall and base units, a sink with drainer, and a selection of freestanding appliances including a gas cooker, fridge/freezer, washing machine, and dishwasher. At the front of the property, the bright and generously sized living room boasts a feature wall with a fireplace surround with a stove, two ceiling light fittings, and ample space for both seating and dining. Patio doors lead directly to the rear garden, creating a seamless indoor-outdoor living experience. Just off the lounge, a versatile office space provides the ideal setting for home working or a quiet retreat.

Two well-proportioned bedrooms sit adjacent to the rear, both tastefully finished and benefiting from built-in wardrobes for excellent storage, while a third single bedroom is set to the side. The accommodation is completed by a modern bathroom, featuring a fitted three-piece suite with a shower over the bath and a built-in storage cupboard.

Externally, benefits include a private driveway to the front, with additional visitors' spaces, and low-maintenance gardens, enclosed on three sides. Residents also benefit from an on-site self-service laundrette, featuring commercial washing machines and tumble dryers. A 24/7 CCTV security system and on-site warden ensure a safe, secure, and friendly environment for all.

**mov<sup>8</sup> REAL ESTATE** 50 Annsmuir Caravan Park, Ladybank, Cupar KY15 7SA  
Estate Agents and Solicitors

Approximate Gross Internal Area: (914 sq ft - 85 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Adjacent to the park is the renowned Ladybank Golf Course — an 18-hole, beautifully maintained parkland course. The clubhouse, overlooking the 1st tee as well as the 9th and 18th greens, provides an inviting setting for dining and socialising. The park is located in the charming village of Ladybank, in central Fife, ideally positioned between Cupar and Glenrothes—approximately 62 kilometres north of Edinburgh and 29 kilometres southwest of Dundee. Ladybank offers a full range of everyday amenities, while nearby Glenrothes provides extensive retail options at the Kingdom Shopping Centre, with popular supermarkets such as ASDA, ALDI, Lidl, and Marks & Spencer. Cupar also

features vibrant shopping streets, including Crossgate and Bonnygate, lined with both high-street names and independent retailers. Surrounded by rolling countryside, the area is perfect for outdoor enthusiasts, offering easy access to scenic walks, Lomond Hills Regional Park, Fife's picturesque coastal path, and beaches. Golf lovers will appreciate the proximity to St Andrews, the world-famous "home of golf." Ladybank also benefits from excellent public transport links, including a local railway station and a network of bus services. For commuters, the nearby A92 provides quick and convenient access to Edinburgh and the central belt.









## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.