



25 Braehead Cupar

Fife, KY15 4BG

















Summary

This three-bedroom semi-detached house benefits from connected living spaces for relaxation and dining, plus an enclosed south-facing garden and multi-car private parking. Now in need of upgrading and external landscaping, it offers superb potential to create a family home in one of Fife's most desirable country towns. Cupar offers good shopping, schooling, and direct rail links to Dundee and Edinburgh – all accessible by foot from the property's quiet residential location.

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

Features

- Desirable country town address
- Development potential and no forwarding chain
- Semi-detached house
- Light and airy hall with storage
- Living room connected to:
- Sunny dining kitchen with garden access
- Bright shower room
- Three double bedrooms (two with storage)
- Low-maintenance front garden
- Enclosed south-facing rear garden
- Private multi-vehicle driveway
- Gas central heating and double glazing









Floorplan

Ground Floor First Floor Approx. 49.7 sq. metres (535.0 sq. feet) Approx. 49.7 sq. metres (535.0 sq. feet) Shower Room 6'11" x 6'6" 2.12 x 1.98m Principal Dining Kitchen 14'3" x 10'0" Bedroom 14'5" x 10'1" 4.35 x 3.06m 4.40 x 3.07m Living Room Bedroom 2 14'3" x 13'0" 13'1" x 9'6" 4.35 x 3.95m Bedroom 3 3.98 x 2.89m 11'9" x 9'6" 3.59 x 2.90m

Total area: approx. 99.4 sq. metres (1070.0 sq. feet)

Thorntons The right way to move



Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA 01333 310481 anstrutherea@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

EDINBURGH

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

CUPAR

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

DUNDEE

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

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland







