



**Thorntons**   
The right way to move

## 6-8 South Street Kingskettle

Cupar, Fife  
KY15 7PL







This traditional stone-built property enjoys a sought-after village address, within easy reach of local towns and transport connections. The portfolio is sold as one and offers numerous development opportunities. It encompasses a spacious and characterful two/three-bedroom duplex flat with a former Post Office below. These commercial premises, and their attached stores, could retain their use, or be converted (if consent is granted) to more than one private residence. To the rear is a garden, a driveway, and external stairs to the upper flat.

Set over the first and second levels, the flat retains much of its period charm, with airy proportions and features such as cornicework and deep-set sash windows, some with working shutters. Simple décor is enhanced by sympathetically classic fittings and finishes in warm wood tones. Fanning off the bright entrance hall is a dual-aspect living room, heightened by stylish accent wallpaper, and a formal dining room with a shelved recess and convenient kitchen access.

## Features

- Sought-after village close to rail links
- Superb development potential (subject to consent)
- Double upper flat above commercial premises
- External stairs to bright first-floor entrance hall
- Dual-aspect living room, open to:
  - Media room/Bedroom 3
  - Formal dining room with access to:
    - Tasteful classically-styled kitchen
    - Two double bedrooms with storage
    - Airy four-piece bathroom
- Ground-floor shop attached by three store rooms, office, and WC
- Private rear garden and driveway
- Gas central heating





“A spacious and characterful duplex flat, with a garden and private parking, set above commercial premises offering superb potential.”





The bright modern kitchen boasts timeless wood-toned cabinetry, accompanied by chequered tilework, statement red décor, and a range cooker, plus space for further appliances. Also found on this level is a bathroom and a versatile third reception room (or bedroom) open to the living room and accessible from the hall. The bright and spacious bathroom features a shower enclosure and a clawfoot bath. On the second floor, a landing leads to two generous, carpeted double bedrooms benefiting from a picturesque rural outlook. Good built-in storage is provided on this level and the flat is heated via gas central heating.

The ground-floor footprint incorporates a large street-facing shop adjoined by two stores, an office, and a WC. This suite of rooms, and a further attached store, lead out to the private rear garden that promises scope for landscaping. The private driveway is approached via communal access from the street at the side of the property.

Extras: Included in the sale are all fitted floor coverings, light fittings, fridge/freezer, and cooker. All the fixtures and fittings in the shop are also included, sold as seen.









## Kingskettle

Enjoying a superb central location within the Howe of Fife, Kingskettle is a quaint rural village, enjoying the best of both worlds; an idyllic setting surrounded by scenic countryside yet within easy reach of excellent local amenities and transport links. Sought after by families and commuters for its relaxed way of life, the village is less than one mile from the neighbouring village of Ladybank, where everyday needs are catered for with convenience shopping and other amenities. A more comprehensive range of recreational and shopping facilities, including a number of supermarkets, are available in nearby Glenrothes and the bustling market town of Cupar, both accessible in 10 minutes by car or 20 minutes by bus. For those who enjoy an active lifestyle, the Cupar Sports Centre offers a swimming pool, a multi-purpose sports hall, a gym, squash courts and a 3G Astro pitch. Outdoor enthusiasts are spoiled by the surrounding countryside, which promises scope for walking, running, cycling, riding, and watersports, whilst several highly regarded golf courses are also found in the area. Nursery and primary school education is available in the village, and transport is conveniently provided to Bell Baxter High School in Cupar, and the independent Dundee High School and St Leonards School in St Andrews. Kingskettle's superb central location allows straightforward access to all parts of Fife and beyond, with mainline train stations at Ladybank and Cupar. It is an excellent base for commuting to major cities further afield, including Edinburgh and Glasgow, via the central motorway network.



# 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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