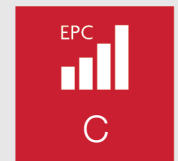
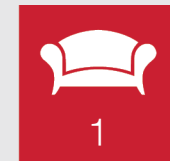




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## 76 Kinloss Crescent

Cupar, Fife, KY15 4ED







## Summary

This main-door lower villa forms part of an established residential development with a convenient location in Cupar. The three-bedroom home offers bright and spacious accommodation, and a good degree of versatility. It further benefits from large gardens to the front and rear, which are laid to lawn and private to the property. Whilst aspects of the interiors would benefit from a touch of upgrading, it is largely well presented and neutrally decorated throughout, allowing buyers to easily add their own stamp.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

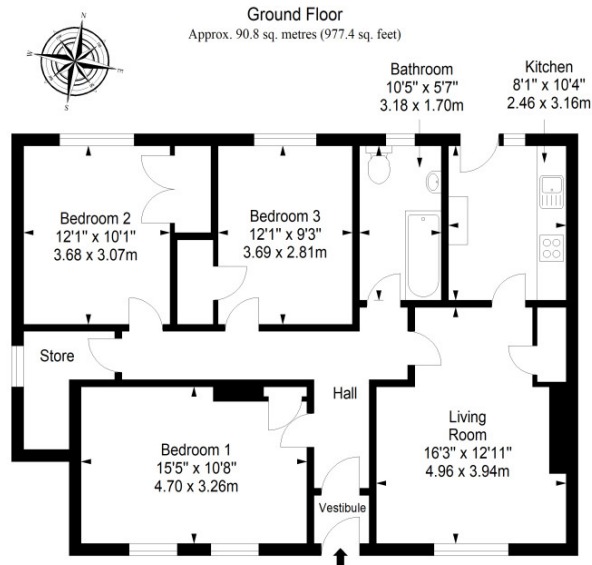
## Features

- A spacious lower villa in Cupar
- Near amenities, schools and transport links
- Private main-door entrance
- Vestibule and central hall with store room
- Living room with south-facing aspect
- Fitted kitchen with rear garden access
- Large principal bedroom with storage
- Two further doubles with wardrobes
- Bright bathroom with three-piece suite
- Private gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing





# Floorplan



Total area: approx. 90.8 sq. metres (977.4 sq. feet)

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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.

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



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