



42 Tarvit Terrace, Springfield, Cupar, Fife, KY15 5SE

Tastefully Presented Two-Bedroom, Semi-Detached Villa with a Garden

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Property Description

Light, tastefully presented and spacious, two-bedroom, semi-detached villa, with a garden. Set within a quiet cul-de-sac, in the rural village of Springfield, with an idyllic central Fife position, just south of Cupar.

Comprises an entrance hallway, a living/dining room, a kitchen, two double bedrooms, a flexible office, and a family bathroom.

With light modern throughout, an impressive dual-aspect lounge, a fitted kitchen with a separate utility/store cupboard, and a luxury bathroom. In addition, there is contemporary flooring, electric heating, double glazing, and good integrated storage, including a loft space.

To the front is a low-maintenance landscaping, whilst an enclosed rear garden includes a synthetic turf lawn, paved patio, and a store shed. This exceptional quiet residential area sees the property positioned at the end of a cul-de-sac, which has ample unrestricted parking spaces.

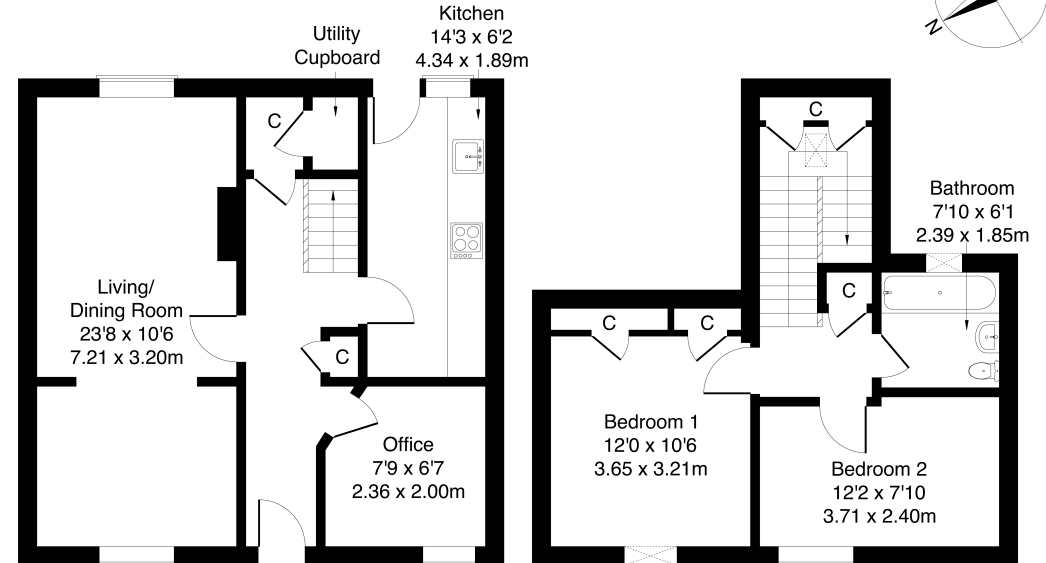
A welcoming entrance opens to a spacious living and dining area, office, and stylish kitchen. The living room features wood-effect flooring, neutral décor, and a wall-mounted TV point. The front-facing office offers ample workspace, while the modern kitchen includes granite-effect worktops, integrated oven, electric hob, and space for additional appliances.

Upstairs, carpeted floors and light tones create a calm ambiance throughout. The main bedroom includes built-in storage, and bedroom two benefits from generous natural light. The sleek family bathroom features a three-piece suite with a shower over the bath. Outside, a large, low-maintenance garden with synthetic lawn and paved patio is perfect for entertaining or relaxing.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Ground Floor

First Floor

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

Area Description





Cupar is a vibrant town in central Fife, positioned between Dundee and Glenrothes, offering a blend of traditional charm and modern living. The town features a variety of amenities, with Crossgate and Bonnygate providing a mix of national and independent shops, cafés, and services. Residents also benefit from a post office, leisure centre, and golf course. Education is well provided for, with

nursery and primary schools, and secondary education at the highly regarded Bell Baxter High School. Cupar Railway Station sits on the main East Coast line, offering direct services to Edinburgh, Dundee, and Perth, while regular bus routes and its central location make travel to nearby St Andrews and beyond convenient.





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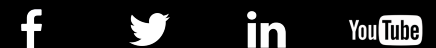
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