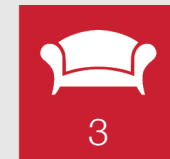




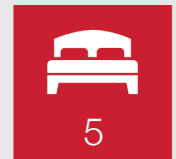
**Thorntons**  
The right way to move

## Kintail 18 Ferryfield

Cupar, Fife, KY15 5DG



3



5



3



D





Kintail is situated in a desirable area in Cupar, a busy market town with a full range of local amenities, sports facilities, schooling, and a train station offering direct services to Dundee and Edinburgh. This generously proportioned detached home has spacious and versatile accommodation with light and airy interiors, comprising an open-plan living and dining room with a picture window with views towards Tarvit Hill and French doors to a triple-aspect conservatory, a breakfasting kitchen with a separate utility room, five double bedrooms offering flexibility for a number of uses, a study, a floored attic with walk-in access, a bathroom, and two shower rooms. Outside, the property benefits from beautiful mature gardens, a paved multi-car driveway, a double garage, and a workshop. A hallway (with built-in storage) welcomes you inside, leading into a reception room on your left, spanning the entire depth of the property and offering excellent flexibility for arrangements of lounge and dining furniture. The room features a homely stone fireplace and has French doors opening into a large triple-aspect conservatory: a versatile second reception area with garden view and access.

## Features

- Substantial detached family home in Cupar
- Spacious and flexible accommodation
- Central hall with storage
- Sunny living/dining room with stone fireplace
- Triple-aspect conservatory
- Breakfasting kitchen with separate utility room
- Sun-facing main bedroom with wardrobes
- Four more bedrooms (two with wardrobes)
- Sunny study
- Floored attic with walk-in access
- Three-piece family bathroom
- Two shower rooms
- Mature gardens to the front, side and rear
- Driveway, double garage and workshop
- Gas central heating and double glazing





"This five bedroom, three bathroom house offers a spacious and versatile family home in Cupar."







In the kitchen, wood-styled cabinets are supplemented by worktops and splashback tiling, as well as integrated appliances comprising an oven, hob, extractor hood and dishwasher. Provision is made for freestanding appliances, and a breakfast table creates the ideal space for morning coffee. The kitchen is adjoined by a large utility room (with external access) housing additional cabinetry, workspace, and space for laundry appliances. There is also a study on the ground floor, perfect for homeworking. Two of the home's five bedrooms are on the ground floor, both accompanied by built-in wardrobes, with the remaining three bedrooms on the first floor. One of the first-floor bedrooms also has a built-in wardrobe, whilst a large walk-in attic offers further versatile space for creative use by the new owner. The home is completed by three washrooms: a bathroom and a shower room on the ground floor, with a second shower room on the upper floor. Gas central heating and double glazing ensure year-round comfort and efficiency. Externally, the home is complemented by beautifully maintained, mature gardens to the front, side, and rear. Notably, the rear garden boasts a spacious, manicured lawn with a robotic lawnmower installation, a patio, a wealth of leafy shrubbery and trees, and three charming ponds. Excellent private parking is provided by a double garage with an automatic door (leading to an attached workshop) and a multi-car driveway. Extras: All fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale. The appliances are believed to be in working order. However, the seller does not warrant this.







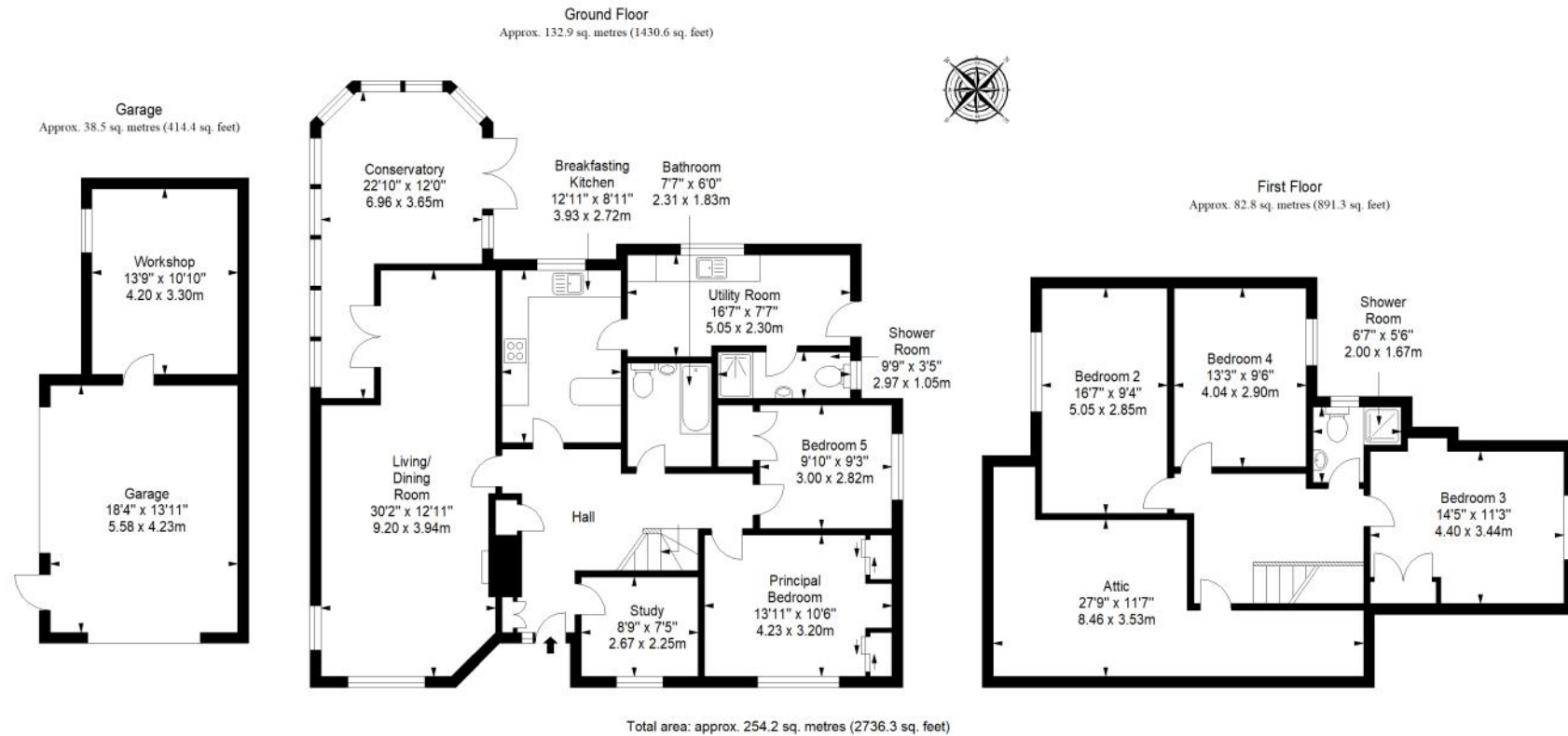


## Cupar

Cupar is a former royal burgh set in the picturesque countryside of northeast Fife, around a 20 minute drive from Dundee and St Andrews. The historic and upmarket town of Cupar offers a wealth of shops, supermarkets, pubs and restaurants, and excellent indoor and outdoor leisure facilities. Cupar Sports Centre provides a gym, a timetable of fitness classes, a swimming pool, a sports hall, and football pitches. In contrast, the picturesque countryside surrounding the town provides the perfect backdrop for scenic strolls, cycles, runs, and dog walks. For those who enjoy a round of golf, Cupar Golf Club is on the edge of the town, and Elmwood Golf is nearby. The famous Fisher and Donaldson's shop and café are perfect for a coffee and bakery treat, and there are a number of outdoor parks and playgrounds, and a skatepark. The town also offers primary and secondary education at Castle Hill and St Columba's primary schools and Bell Baxter High School, respectively, with St Andrews University only a short drive away. Cupar also benefits from a mainline train station offering direct links to Dundee, the North, Edinburgh, and the South.



# Floorplan





# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

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

### CUPAR

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

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaaaa@thorntons-law.co.uk

### EDINBURGH

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

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
pertheaa@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewseaa@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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