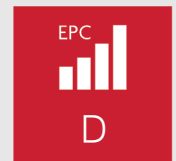
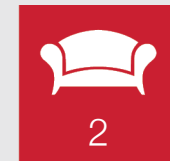




Lynndale, 12 West  
Park Road

Cupar, Fife  
KY15 5DJ





Lynndale is an expansive five-bedroom family home in the sought-after country town of Cupar. It offers versatile, well-proportioned accommodation over two levels - carefully maintained by the current owners, but now promising appealing opportunities for upgrading. The detached chalet bungalow enjoys a quiet residential situation, set on a large plot with manicured gardens and plentiful private parking, within walking distance of central amenities, including direct rail links to Edinburgh and Dundee.

An entrance vestibule leads into a spacious hall with built-in storage, a handy WC, and external rear access. Leading off the hall is a generous living room illuminated by a wide south-west facing window with a leafy garden outlook. This inviting sitting area is carpeted and arranged around an original 1930s tiled fireplace. Across the hall is a formal dining room, also with a wide window and authentic fire surround - conveniently adjacent to the kitchen. The southerly-facing kitchen is understated with a good selection of white cabinets and a beech-toned worktop incorporating a casual breakfasting peninsula.

## Features

- Desirable country town setting
- Generous detached chalet-bungalow
- Vestibule and hall with WC
- Southerly-facing living room
- Flexible formal dining room
- Sunny breakfasting kitchen with a pantry and external access
- Five double bedrooms (option for a study)
- Bright bathroom with shower-over-bath
- Plentiful storage
- Well-maintained gardens, south-facing to the rear
- Private driveway and detached single garage
- Gas central heating and double glazing



“A versatile five-bedroom home in desirable Cupar, offering generous living space, a suntrap garden, and excellent private parking.”





Additionally, there is an integrated electric oven and hob, an under-counter washing machine, a naturally-lit pantry housing a freestanding fridge freezer, and a store with external access. Three of the five spacious double bedrooms are located on the ground floor allowing versatility for additional living space or a home study. Built-in storage is found in all three rooms, as well as original tiled fireplaces. Completing this level is a bright traditional bathroom featuring an electric shower-over-bath. Upstairs, accessed from a landing, are the two remaining double bedrooms including the rear garden-facing principal bedroom. There is also a useful store and attic space. The ground floor is heated by gas central heating. The property benefits from a mix of UPVC framed double glazed units, aluminium framed double glazed units, secondary as well as single glazed vintage metal framed. Outside, the three-sided gardens boast manicured lawns dotted with neat shrubbery, plus a south-facing rear patio that provides a secluded spot for seating. Finally, a private side driveway leads to a detached single garage providing off-street parking for multiple vehicles.

Extras: All fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale.

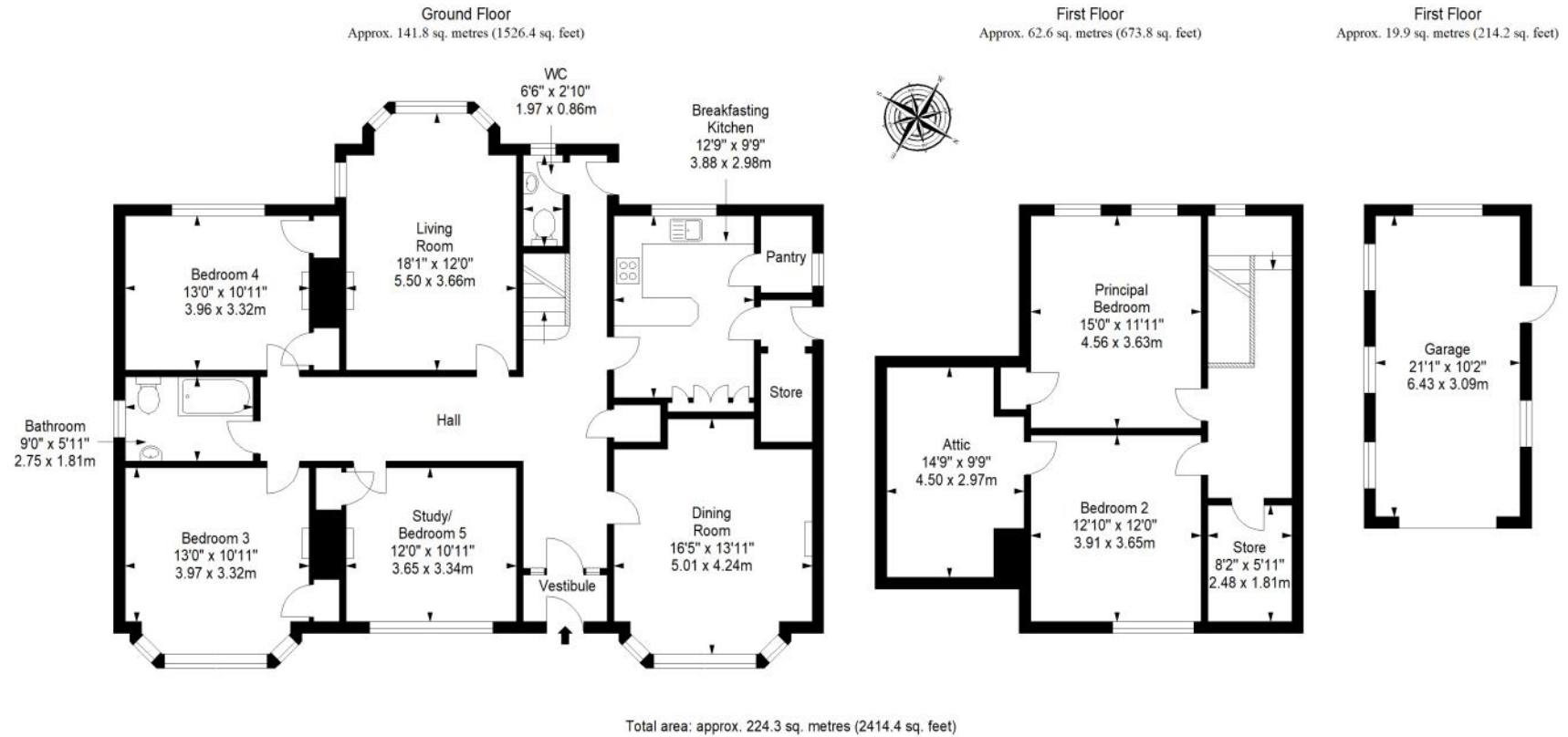




## Cupar, Fife

Set in the picturesque countryside of northeast Fife is Cupar, a former royal burgh, lying around 20 minutes' drive from Dundee and St Andrews. The historic and upmarket town of Cupar offers a wealth of shops, supermarkets, pubs and restaurants, as well as excellent indoor and outdoor leisure facilities. Cupar Sports Centre provides a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts, and football pitches, while the picturesque countryside surrounding the town provides the perfect backdrop for scenic strolls, cycles, runs, and dog walks, and for those who enjoy a round of golf, Cupar Golf Club is on the edge of the town and Elmwood Golf is nearby. Wee Kingdom Café and Soft Play are perfect for keeping the children entertained, alongside a number of outdoor parks and playgrounds, and a skatepark. The town also offers primary and secondary education at Castle Hill Primary School and Bell Baxter High School respectively, with St. Andrews University only a short drive away. Cupar also benefits from fantastic links, making it easy to travel by bus, rail, or car.

# Floorplan





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