



**Thorntons**  
The right way to move

11 Crawford Place, Ladybank,  
Cupar, Fife KY15 7NX

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## Summary

Set within a desirable residential area of Ladybank, this well-presented extended detached 3 bedroom bungalow offers spacious and versatile accommodation all on one level, ideal for a range of buyers. The property comprises of a generously proportioned living room, dining room, breakfasting kitchen, three well-sized bedrooms, including a principal bedroom with en-suite and dressing area and a contemporary family bathroom. Externally, the property benefits from a driveway providing off-street parking, a detached garage and well-maintained gardens to the front and rear, offering a pleasant outdoor space.

## Features

- Quiet Cul-de-Sac in Sought after Location
- Detached extended bungalow
- Spacious Flexible accommodation all on one level
- Lounge/Kitchen/Dining Room
- 3 Bedrooms, Master with En-suite Shower room
- Bathroom. GCH/DG
- Electric car charging point
- Off street parking for up to 4 cars
- Detached garage with Power and Light
- Well-maintained front and rear gardens

## Room Measurements

Living Room: 18'3" x 9'5" (5.56m x 2.86m)

Breakfasting Kitchen: 12'8" x 11'11" (3.87m x 3.64m)

Dining Room: 10'9" x 10'2" (3.28m x 3.11m)

Principal Bedroom: 9'9" x 9'5" (2.97m x 2.86m)

En-Suite: 7'1" x 4'8" (2.16m x 1.41m)

Bedroom 2: 19'5" x 8'8" (5.91m x 2.65m)

Bedroom 3: 9'9" x 9'9" (2.98m x 2.97m)

Bathroom: 17'3" x 5'3" (5.25m x 1.61m)



The property offers spacious flexible accommodation all on one level









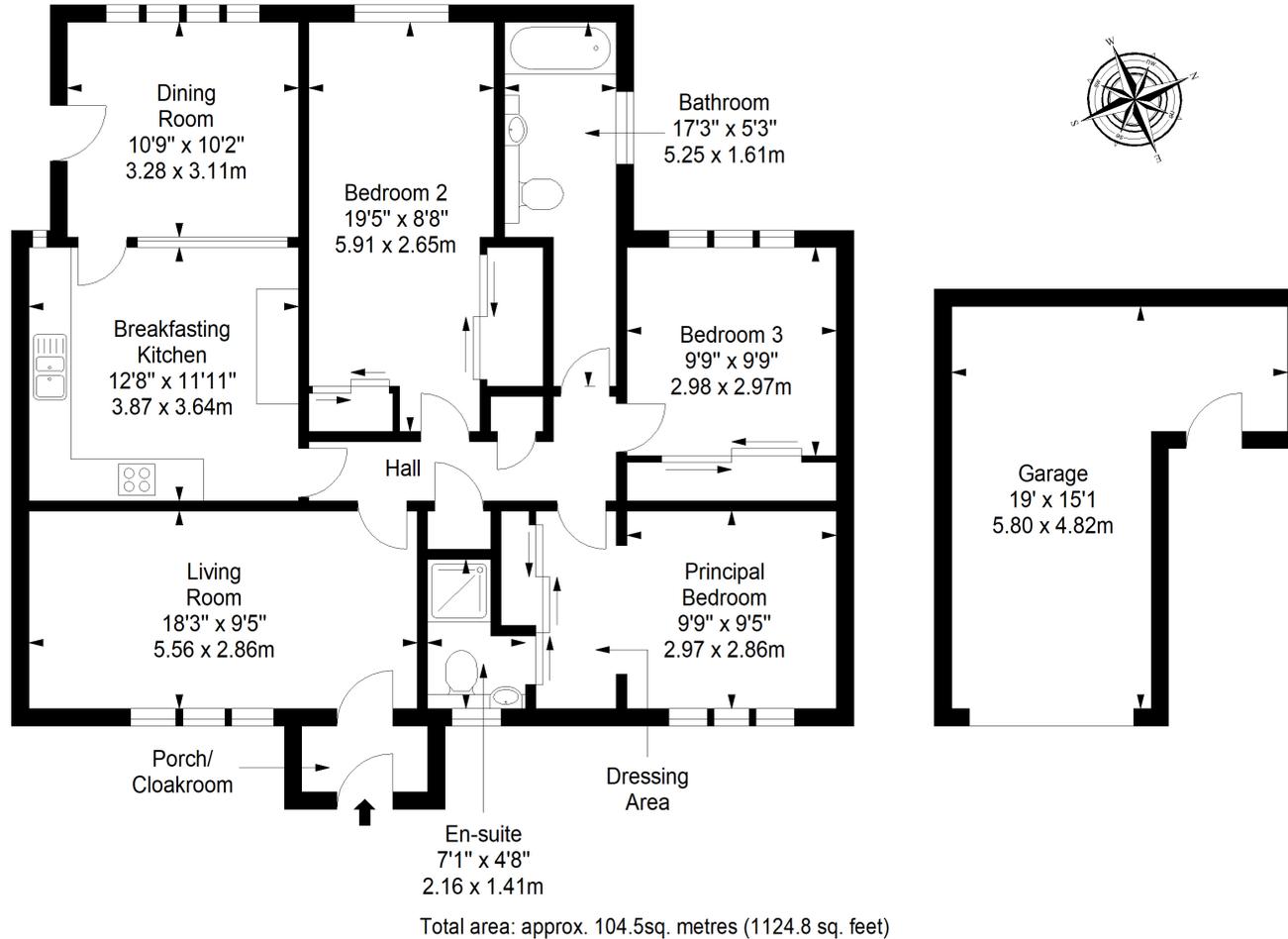
Located within the popular village of  
Ladybank, well placed for access to  
Cupar, Glenrothes and the historic town of  
St Andrews



# Floorplan

Ground Floor  
Approx. 104.5 sq. metres (1124.8 sq. feet)

Garage  
Approx. 20.0 sq. metres (215.3 sq. feet)



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