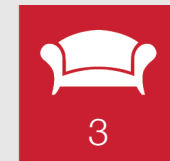




Thorntons 
The right way to move

25 Millfield Cupar

Fife, KY15 5EP





This three-bedroom detached house in desirable Cupar sits on a large corner plot with attractive south-facing gardens, a private driveway, and a detached garage. The property is perfect for families and those looking to personalise their home, as it offers a blank canvas of neutral interiors with opportunities for modernisation. There are also previously approved (now lapsed) plans for two extra bedrooms and a living room extension. Millfield is a peaceful residential area on the rural fringes of town, within walking distance of central amenities and the train station providing direct rail links to Dundee and Edinburgh. Once inside, a naturally lit hall (with storage and a handy WC) leads into a bright, comfortably carpeted living room. From here, two sets of sliding doors lead into an open-plan kitchen and dining room adjoined by a south-facing conservatory with garden access. This social arrangement of rooms is ideally suited to daily family life and year-round entertaining.

Features

- Sought-after country town with rail links
- Potential for modernisation and extension (subject to consent)
- Quietly located detached house
- Entrance hall with WC and storage
- Bright living room with access to:
- Open-plan dining room and kitchen with utility room and garden access
- South-facing conservatory
- Three bedrooms (two doubles and one single)
- Bathroom with shower-over-bath
- Sunny gardens, enclosed to the rear
- Private driveway
- Detached single garage
- Gas central heating and double glazing



“A perfect family home with sociable living spaces, a sunny enclosed garden, good private parking, and fantastic development potential.”





The bright kitchen is appointed in tasteful white and wood tones, though could benefit from some renovation. It is open to a coordinating utility room and has a practical garden entrance. Featured appliances include all white goods as well as some furniture if required. On the first floor, a landing (with a useful store) leads to three bedrooms, two doubles and a single room/study – all carpeted for optimum comfort. There is also a bright bathroom featuring a WC suite and a bath with an overhead shower, now requiring updating. The property is kept warm and efficient by gas central heating and full double-glazing.

Externally, the south-facing gardens boast neat lawns with leafy established borders. Views of the surrounding countryside can be enjoyed from the front, while the rear is reassuringly secure for children and pets. From here, there is gated access to the front driveway. This accommodates private parking, together with a detached single garage to the side of the property.

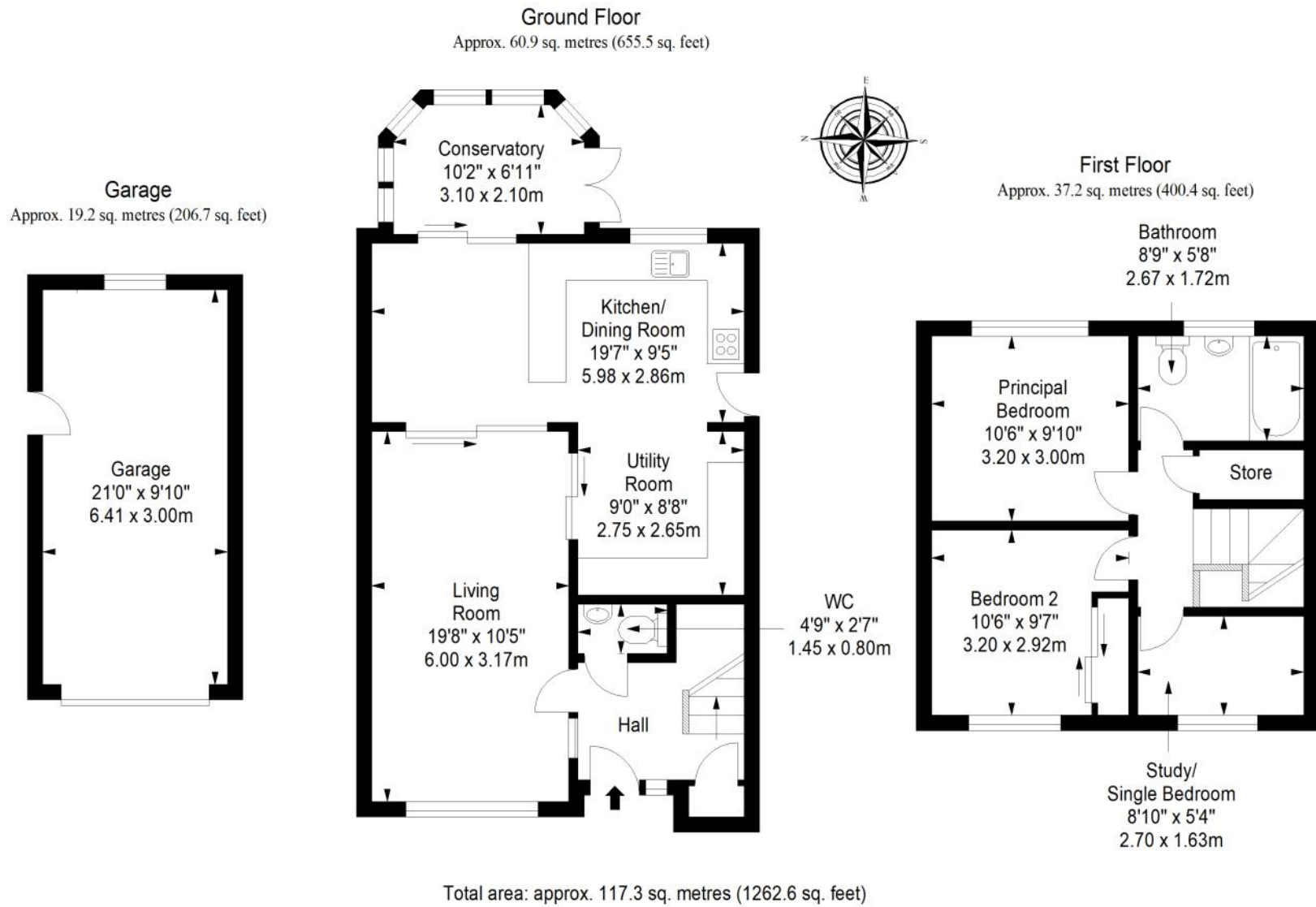
Extras: Included in the sale are all fitted floor and window coverings, light fittings, and kitchen appliances.





Cupar, Fife Set in the picturesque countryside of the northeast of 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. 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 several 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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