

# 58 North Street

KETTLEBRIDGE, CUPAR, KY15 7QJ



*DELIGHTFUL THREE BEDROOM COTTAGE  
IN THE HEART OF THE VILLAGE*



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58 North street is a beautiful mid-terraced cottage that offers spacious accommodation with all the charm expected from a Scottish cottage. Sitting close to St Andrews and all the amenities on offer there including some great pubs, excellent walking routes and cafes, this cottage is sure to please.

The entrance hallway offers access to the bedroom and the lounge. The lounge is front facing with a sash and case window adding to the charm. A feature fire with surround creates warmth but adds a focal point that anchors the furniture in the room, a feature window floods the room with natural light. A door from the lounge leads to the kitchen. The kitchen is a good size and has a wealth of floor and base units with access to the rear gardens. The bedroom is double in size with ample space for free-standing furniture. The bathroom continues the cottage theme with a bath and stylish sanitary ware. Journey to the upper level where you will discover two further double bedrooms with ample storage. The gardens sweep around the property and the rear is a safe environment for animals and children. The property is double glazed and has gas central heating. Ample parking is provided to the front and a large double garage is on hand for off-street parking.







# the Kitchen







**Bedroom 1**











**Bedroom 2**

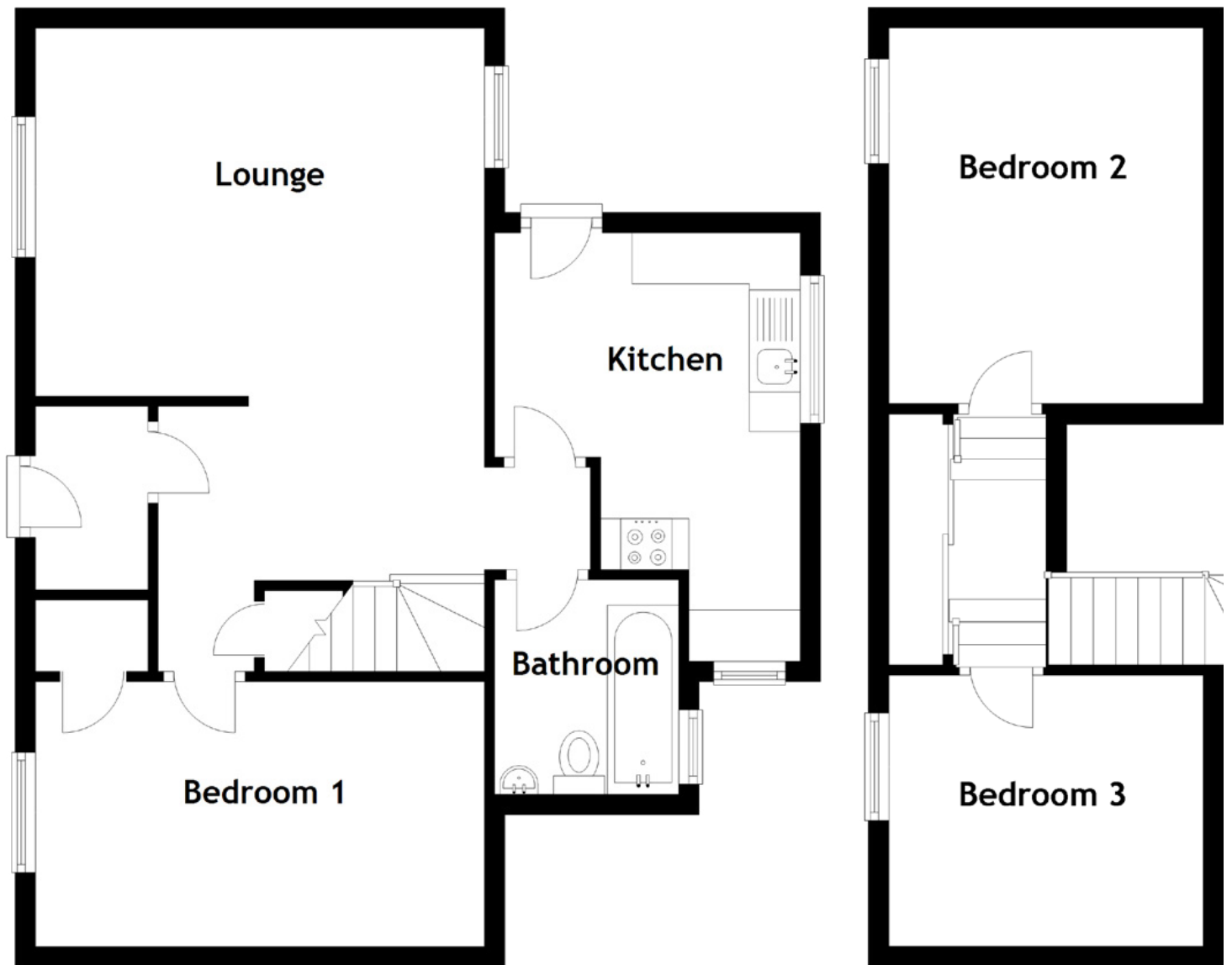




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	4.20m (13'9") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")
Bedroom 1	4.40m (14'5") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: C













Image credit: <https://www.minube.net/place/kettlebridgekingskettle-a2206419/gallery-modal>

Kettlebridge is a small sought after village situated in the Howe of Fife between Glenrothes and Cupar. The old market town of Cupar lies in the heart of the fertile Howe of Fife. A former royal burgh, Cupar is located alongside the small River Eden and surrounded by gentle hills. Once a bustling market centre, today, this picturesque town has retained much of its character. The town boasts a number of fine historic buildings including the 17th century Preston Lodge, Chancellor's House, the Corn Exchange, the Old Parish Church and the Mercat Cross which dates from 1683.

Cupar is a great place for the commuter who wishes to spend weekends on the bike or the hills and have the convenience of being able to walk to the train station for travel North or South. The Town is Excellent too for families with great schooling in the area and always something to do with the kids at the weekend or holidays. Make time to visit the Hill of Tarvit, an Edwardian mansion 2 miles south of the town that was remodelled by Sir Robert Lorimer, or visit Cairnie Maze or the Scottish Deer centre and other local attractions. Private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire, Bell Baxter in Cupar and Madras College in St Andrews are good state schools.

## The Location



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