

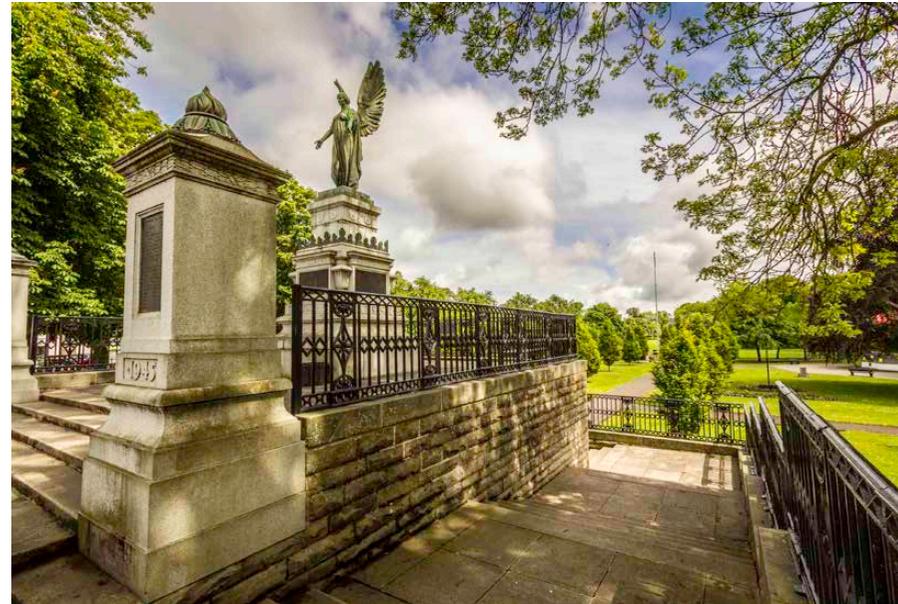
  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**5 Beeches**

LADYBANK, CUPAR, KY15 7LR



## THE LOCATION

CUPAR, KY15 7LR

Located in the Howe of Fife, some five miles southwest of Cupar and approximately thirty minutes from St Andrews, the countryside surrounding Ladybank is peppered with golf courses to suit all abilities, indeed, Ladybank has its own championship course.

For those who have to commute rather than play, the railway station in Ladybank plays a major role with regular connections to Edinburgh, Dundee and Perth.

A thriving small community, Ladybank provides for most day to day necessities with the larger County town of Cupar lies just seven miles away and offers an excellent range of amenities with shops, schools, hotels and restaurants as well as a mainline railway station.

The area enjoys excellent accessibility with the cities of Edinburgh, Perth and Dundee all within a comfortable forty five minute drive.

From the coastal villages of the East Neuk to the Lomond hills, Ladybank offers a variety of outdoor pursuits and pastimes.

# 5 BEECHES

LADYBANK, CUPAR, KY15 7LR



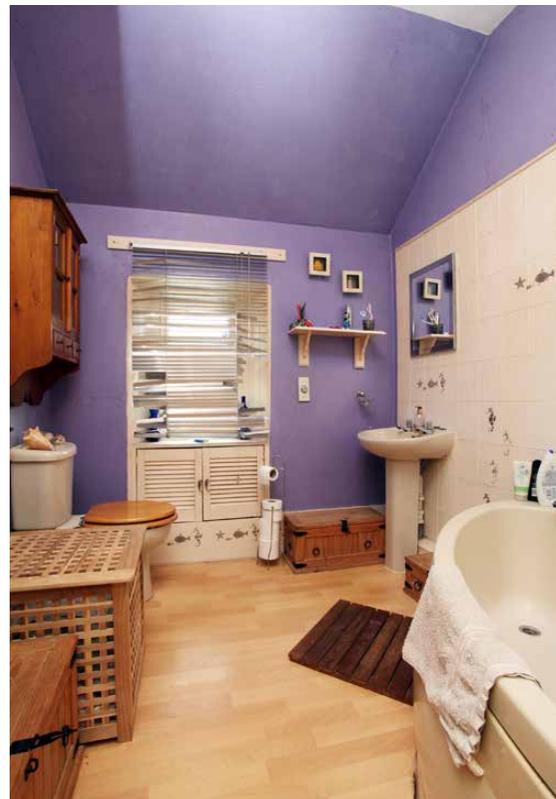
5 Beeches has a grand entrance into a vestibule which in turn leads to the large reception hall with the original balustrade leading to the upper level. The lounge is pleasantly located to the front of the property with a large window and feature fireplace. There is a large dining room to the rear leading through to the kitchen. Upon the first floor, there are three double bedrooms with ample storage and room for free-standing furniture if required. The three-piece family bathroom is also located on the upper level. There is ample storage throughout the entire property.

The property has traditional sash and case windows and benefits from gas central heating.

Off-street parking is provided by a driveway. The rear gardens have ample opportunities to extend.

This is a must-see property for investment or the potential to make a stunning family home.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

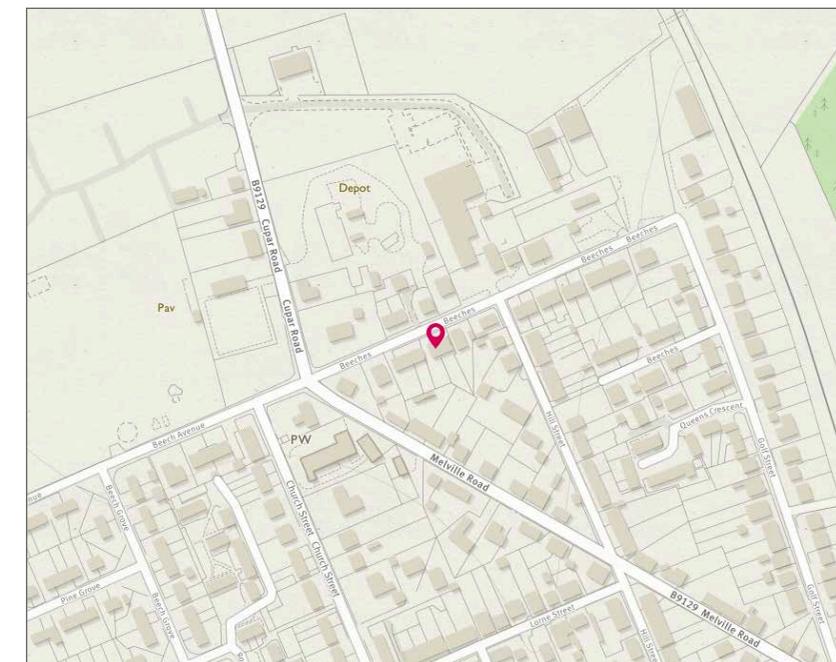


Approximate Dimensions (Taken from the widest point)

Vestibule	2.05m (6'9") x 1.80m (5'11")
Lounge	4.05m (13'3") x 4.00m (13'1")
Dining Room	6.20m (20'4") x 3.35m (11')
Kitchen	3.80m (12'6") x 3.25m (10'8")
Bedroom 1	4.00m (13'1") x 3.64m (11'11")
Bedroom 2	3.80m (12'6") x 3.64m (11'11")
Bedroom 3	3.80m (12'6") x 3.35m (11')
Bathroom	2.66m (8'9") x 2.17m (7'1")

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): Light fittings.





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Text and description  
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 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer