



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**42 Osnaburgh Court**

DAIRSIE, CUPAR, KY15 4SU



# DAIRSIE

*Fife, KY15 4SU*

Dairsie is a small village located some 3 miles south-southwest of Leuchars Junction, and 3 miles east-northeast of Cupar on the A91 Stirling to St Andrews road. The Tay Bridge is around 13 minutes away by car or you have Leuchars train station approximately eight minutes away and Cupar train station about the same distance making this an ideal location for those who want to wake up to countryside and work in the city. Ideal location for anyone working in either Dundee, Fife or even Perth. St Andrews is approximately 6.5 miles to the East.

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. Cupar is a great place to bring up families with great schooling in the area and always something to do with the kids at the weekend or holidays.

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. Cupar is an active town with supermarkets, railway station and good range of shops. St Andrews is renowned worldwide as the 'Home of Golf'. St Andrews is also well known for its university, one of the oldest in Britain, founded in 1410.



Image credit: <http://www.dairsiedale.com>



# 42 OSNABURGH COURT

*Dairsie, Fife*

McEwan Fraser Legal is delighted to present this 3 bedroom semi-detached villa in Dairsie. The property is in walk-in condition. The house offers great potential for the commuter to St Andrews, Cupar or Dundee. Inside, the property comprises of:

- Fully equipped kitchen;
- Spacious living area with window to the front of the house.
- 3 bedrooms.
- Family bathroom
- Nice garden to the rear.

In addition to this, there is ample parking to the front. This is a rare opportunity to acquire a "walk-in" villa in a fantastic location.

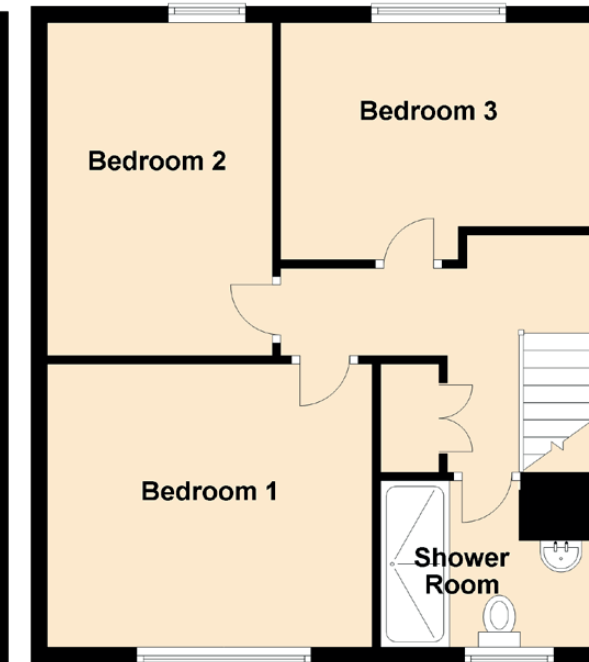
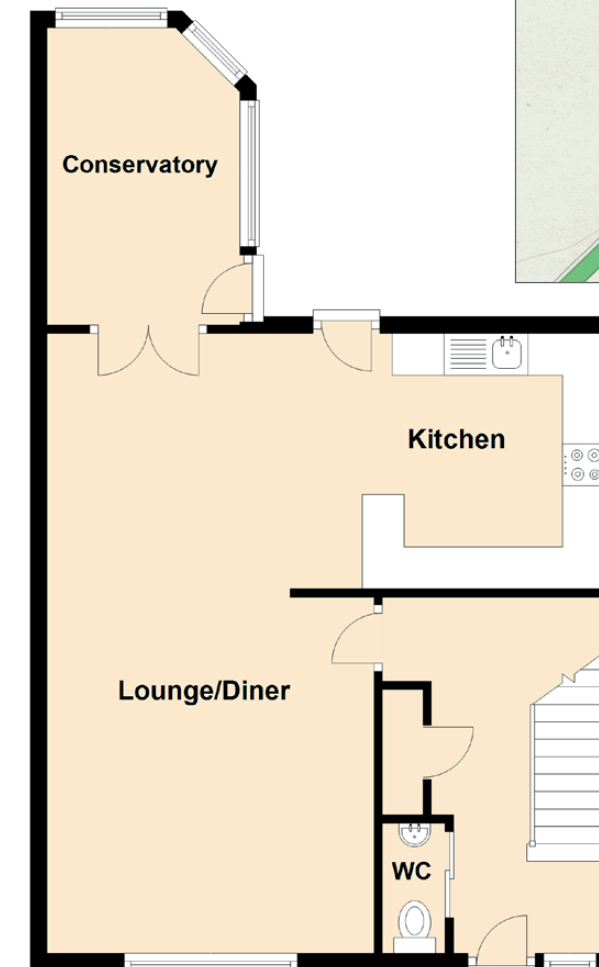
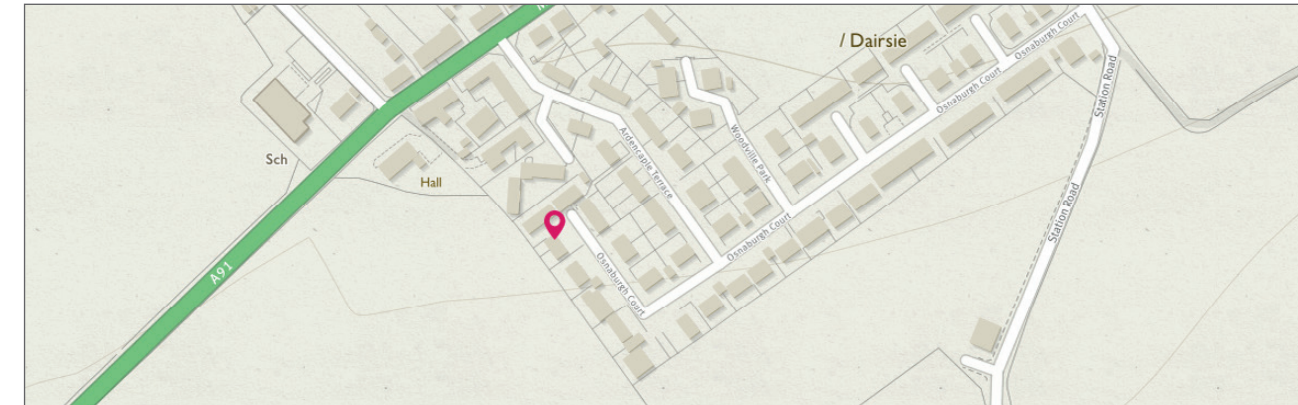






# THE DETAILS

Floor Plan | Dimensions | Location



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	7.40m (24'3") x 3.90m (12'10")
Kitchen	3.65m (12') x 3.05m (10')
Conservatory	3.55m (11'8") x 2.30m (7'7")
WC	1.55m (5'1") x 0.75m (2'6")
Bedroom 1	3.90m (12'10") x 3.40m (11'2")
Bedroom 2	4.00m (13'1") x 2.70m (8'10")
Bedroom 3	3.80m (12'6") x 2.85m (9'4")
Shower Room	2.55m (8'4") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>

EPC Rating: D





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