




McEwan Fraser Legal

Solicitors & Estate Agents

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Greenlaw

BRIGHTON ROAD, CUPAR, KY15 5DH



LOCATION *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 to bring up 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.

Cupar is an active town with a supermarket, 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.

GREENLAW

brighton road

This superb bungalow has been meticulously maintained and offered to the market in good condition. The accommodation is well laid out to create a substantial family home or a home to retire into.

The accommodation offers three bedrooms, a kitchen, a shower room, vestibule, lounge and conservatory. The lounge is of elegant proportions with a feature fireplace. A door from the lounge leads to the bedroom wing. Bedroom three is currently utilised as a dining room. This home offers more than enough space for a family to spread out and plenty of storage.

The gardens are well tended and landscaped to enjoy the best of the views and sunshine. A garage and driveway add to the overall enjoyment of living in this popular neighbourhood.









SPECIFICATIONS

and details



Approximate Dimensions
(Taken from the widest point)

Lounge	5.80m (19') x 4.30m (14'1")
Kitchen	3.40m (11'2") x 2.60m (8'6")
Conservatory	2.70m (8'10") x 2.60m (8'6")
Bedroom 1	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3/Diner	3.30m (10'10") x 2.90m (9'6")
Shower Room	2.70m (8'10") x 1.90m (6'3")
Garage	4.70m (15'5") x 3.00m (9'10")

Gross internal floor area (m²): 94m²

EPC Rating: D

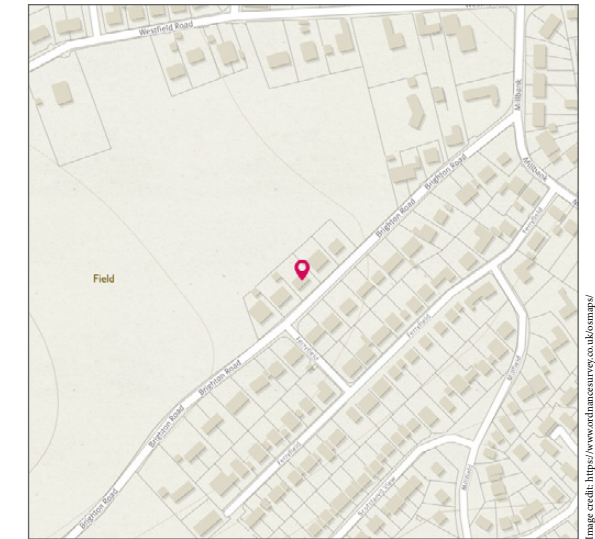


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Part
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Text and description
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