





The village of Springfield lies a short distance to the SW of the county town of Cupar, which between them provide an excellent range of local shops, services and amenities together with primary and secondary schooling. The village provides access to an area of particularly outstanding and varied countryside with hill, wood, river, farmland and coastline all reasonably close by. The area is home to an array of wildlife and presents a fine choice for the outdoor enthusiast with walking, cycling, sailing and riding all readily available.

It is perhaps golf for which Fife is most famous with numerous top courses in a comparatively small area. Country pursuits may also be enjoyed locally with fishing taken on the River Eden. There are several state primary and secondary schools in the area with independent schooling on hand at St. Leonards in St. Andrews, the High School of Dundee and several well-regarded schools in the Perth area.

There are railway stations in Springfield itself, Cupar, Ladybank, Markinch and Leuchars with Edinburgh airport about forty-five minutes away by road. Dundee airport operates a range of short haul flights. 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. It 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. Cupar is an active town with supermarkets, railway station and good range of shops.



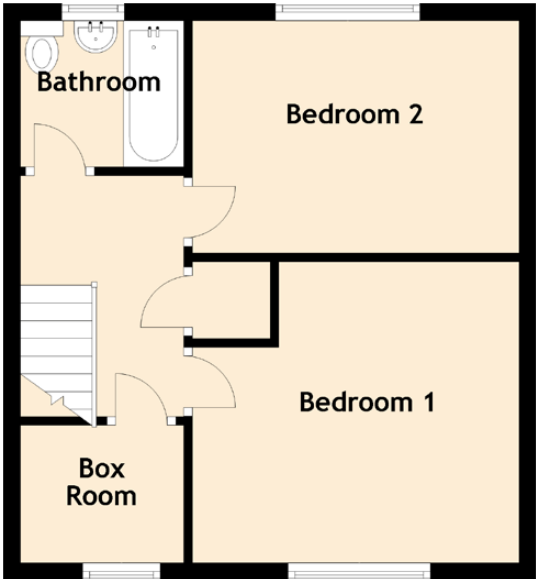
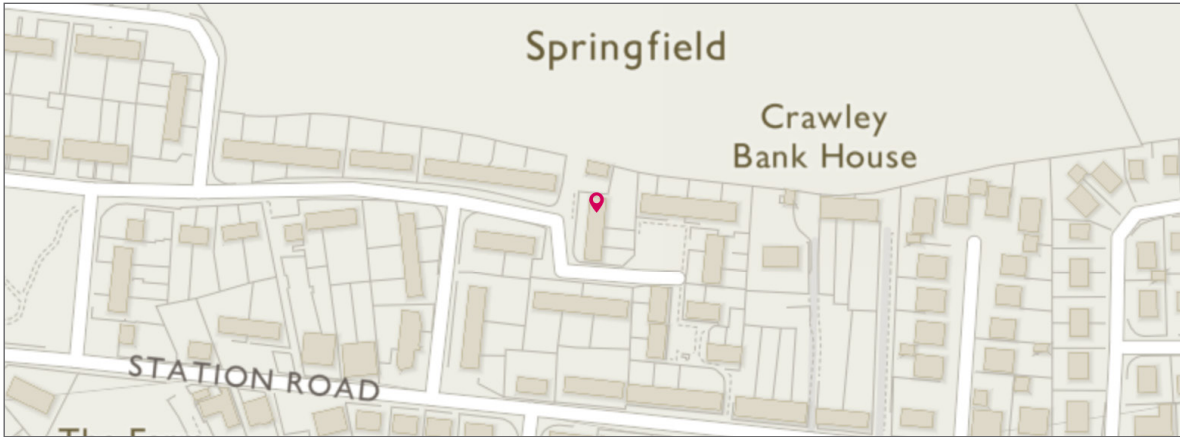
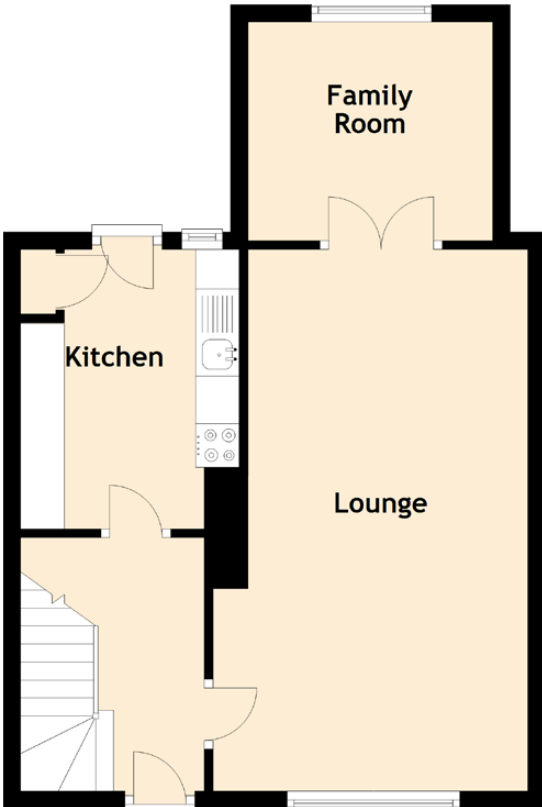


Offering excellent value for money, Part Exchange is available for this end terraced 3 bedroom family home. Set in the heart of the village in a popular residential development, this superb home has been meticulously maintained and offered to the market in walk-in condition. The house has a great sense of flow with family living at its heart. Presented in "move-in" condition, the accommodation, on the ground floor comprises, welcoming Hall, Lounge dining room with a sitting room accessed via French doors, and the kitchen. The upper floor offers two double bedrooms, a box bedroom/study and the family bathroom.

The Lounge is bright and well proportioned with a fireplace as a focal point and ample room for dining. French doors open to the sitting room providing additional living space. The kitchen is fitted with floor and wall units, gas hob and built under oven, and an abundance of work-surface. The colour-way is warm and comfortable with a country feel. On the upper floor are two spacious bedrooms and a box bedroom or study. The family bathroom offers a shower over the bath with a glazed screen and is tiled behind the bath. This is a comfortable home in "walk-in" condition.

Externally there are large gardens to the rear, side and front with a large wooden garage and drive for several cars. You really have to view this home to enjoy the space available and the welcoming feel it offers.





Approximate Dimensions  
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 2.50m (8'2")
Family Room	2.80m (9'2") x 2.50m (8'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
Box Room	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
EPC Rating: D



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Exchange  
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