



46 Lomond Crescent, Falkland, Cupar, KY15 7AH
Offers Over £185,000



FANTASTIC OPPORTUNITY to renovate a 3 Bedroom 2 Bathroom Semi-Detached FAMILY HOME with gardens offering COUNTRYSIDE VIEWS, spacious driveway and the opportunity to add instant value. Situated close to the local Primary School and local amenities with further amenities nearby in Cupar and Glenrothes. Accommodation: Hall, living room, kitchen, rear porch, bathroom, master bedroom with en-suite and 2 double bedrooms. DG. GCH. Gardens. Driveway. PERSONAL PROPERTY TOUR available online.



LOCATION

Falkland village is most well-known for Falkland Palace, the residence of past Kings and Queens and the setting for several TV and film locations such as Outlander. Falkland itself offers many shops/restaurants and local amenities including primary schooling, with secondary education provided at Bell Baxter High, Cupar considered to be one of the best schools in Fife. With a thriving tennis, bowls and cricket club including a 9-hole golf course combined with beautiful scenery and country walks this place oozes lifestyle and recreation. On top of that there are numerous other golf courses nearby including around a 30-minute drive of Dundee, Kirkcaldy, Cupar and St Andrews, the Home of Golf. A mainline railway station at Ladybank allows Falkland to be the perfect place for someone seeking countryside life whilst retaining a link to the city.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed inlet leading into the spacious lower hallway. Carpeted stairway with a double-glazed window to the side and a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Radiator. Engineered hardwood flooring.

LIVING ROOM

16'8" x 14'2" (5.09m x 4.33m)

Spacious living room with a double-glazed bay window to the front. Electric fire set in a timber surround. Alcove provides display/storage space. Coving. 2 radiators. Engineered hardwood flooring. Doorway to the kitchen.

KITCHEN

15'8" x 8'5" (4.80m x 2.58m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Ample space for freestanding appliances. Double-glazed window to the rear with a gorgeous view of the Lomond Hills

and countryside. Radiator. Laminate flooring. Doorway to the rear porch.

REAR PORCH

5'5" x 5'1" (1.66m x 1.56m)

Double-glazed windows to the rear, ideal for storage. Laminate flooring. Doorway to the garden.

BATHROOM

8'5" x 6'5" (2.58m x 1.97m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and an electric shower unit. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Vinyl flooring.

UPPER LANDING

Hatch provides access to the partially floored roof space. Carpeted.

MASTER BEDROOM

16'5" x 10'0" (5.02m x 3.07m)

Good-sized double bedroom with a double-glazed window to the front. Radiator. Laminate flooring. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

5'2" x 4'9" (1.58m x 1.46m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Velux window to the side. Fully tiled. Heated towel rail. Tiled flooring.

BEDROOM 2

12'1" x 9'3" (3.69m x 2.82m)

Additional double bedroom with a double-glazed window to the rear with a gorgeous view of the East Lomond hillside. Fitted wardrobes and cupboard provide ample shelving/hanging/storage space and housing for the gas central heating condensing combi boiler. Radiator. Carpeted.

BEDROOM 3

10'4" x 8'6" (3.15m x 2.60m)

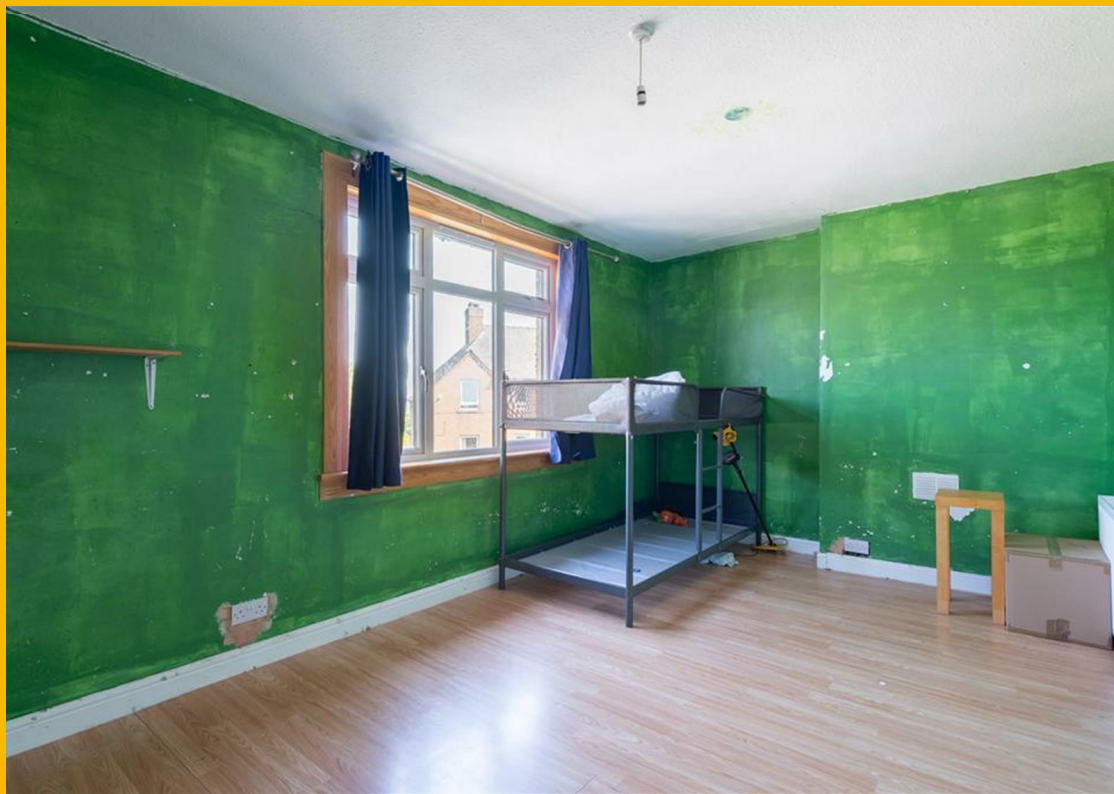
Further double bedroom with a double-glazed window to the rear again with that gorgeous view of the East Lomond Hills. Radiator. Laminate flooring.

GARDEN

The front garden is laid to lawn providing a blank canvas for borders or even creating additional off street parking. To the side of the property is a driveway providing access to the garage and off street parking for 2 vehicles. The rear garden again is laid to lawn providing a blank canvas for a keen gardener to enjoy turning into a space of tranquillity with a gorgeous view of the East Lomond in the background.

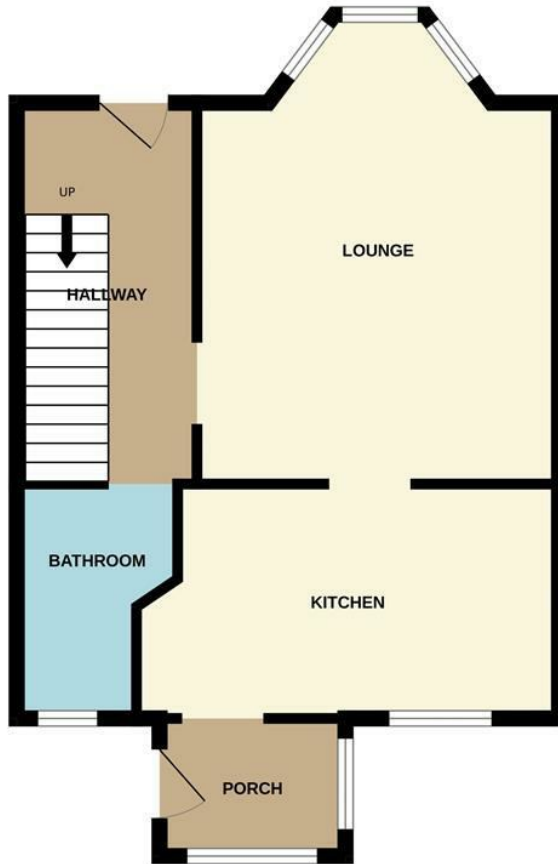
AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.





GROUND FLOOR
45.9 sq.m. (494 sq.ft.) approx.

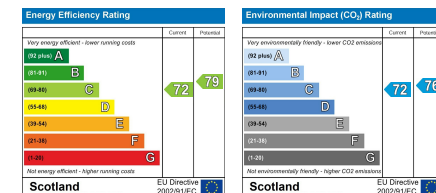


1ST FLOOR
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 88.6 sq.m. (954 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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