



**Airlie Pleasance, Falkland, Cupar, KY15 7AN**

**Offers Over £385,000**



STUNNING 4 Bedroom 2 Reception 3 Bathroom Terraced Villa benefitting from GORGEOUS VIEWS over the Lomond Hills, open plan dining kitchen, home office area, SOUTH-FACING landscaped garden and the potential for one-level living. Situated in a SOUGHT AFTER village with a short walk to all local shops, cafes, restaurants and the local Primary School. Falkland Estate allows direct access to the Lomond Hills providing stunning walking / hiking / cycling and running opportunities. Short drive to Glenrothes and Cupar for additional amenities and Secondary Schools. Accommodation: Hall, living room, dining kitchen, 4 double bedrooms, 2 ensuite shower rooms and a bathroom. DG. GCH. Landscaped Gardens. 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.

## ENTRANCE

Access is via a timber door with opaque double-glazed inlets leading into a good-sized vestibule with tiled flooring and a glazed timber door into the main hallway.

## HALL

Bright hall with 2 double-glazed windows to the front providing ample natural light. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboards provide ample storage space and housing for the floor standing central heating boiler. Radiator. Tiled flooring.

## LIVING ROOM

15'10" x 15'9" (4.83m x 4.81m )

Spacious living room with 2 double-glazed windows to the front. Feature timber fireplace with a log burning stove set in a stone hearth. Shelved alcove provides display / storage space. Coving. Radiator. Engineered hardwood flooring.

## DINING KITCHEN

16'11" x 15'5" (5.16m x 4.72m )

Bright dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand with tiled splashbacks. Freestanding 5-burner gas range cooker with ovens and grill below, integrated raised level microwave/oven/grill and space for several additional freestanding appliances. Ample space for dining furniture. Coving. Radiator. Tiled flooring. Double-glazed patio doors provide access to the garden.

## BATHROOM

10'3" x 5'9" (3.14m x 1.77m )

4-piece suite comprising: W.C, wash hand basin, bath with mixer tap shower attachment and a shower enclosure with sliding doors and a pressure-balanced mixer shower. Opaque double-glazed windows to the side and rear. Fully tiled. Radiator. Tiled flooring.

## BEDROOM 4

15'7" x 10'3" (4.76m x 3.14m )

Spacious double bedroom with 2 double-glazed windows to the front, potential to use as an additional reception room/playroom or a home office space. Hatch to a roof space. Cornicing. Radiator. Carpeted.

## UPPER LANDING

Bright upper landing leads to 3 double bedrooms with 2 ensuite shower rooms. 2 Double-glazed windows to the front providing ample natural light. Carpeted.

## BEDROOM 1

16'0" x 14'8" (4.89m x 4.48m )

Spacious double bedroom with double-glazed windows to the front. Radiator. Carpeted.

## BEDROOM 2

17'6" x 11'4" (5.34m x 3.46m )

Good-sized double bedroom with a double-glazed window to the rear with a stunning view of the East Lomond Hill. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

8'0" x 3'11" (2.44m x 1.21m )

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with folding door and a pressure balanced mixer shower. Partially tiled. Tiled flooring.

## BEDROOM 3

12'1" x 8'11" (3.69m x 2.73m )

Additional double bedroom with a double-glazed window to the rear again with a stunning view of the East Lomond Hill. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

7'6" x 4'6" (2.30m x 1.38m )

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

## GARDEN

To the front of the property is low maintenance laid with gravel providing a bin storage area. The rear garden is beautifully landscaped with multiple borders bursting with mature plants, shrubs and trees with laid to lawn areas. Timber decking provides an ideal space for garden furniture to relax and enjoy time in the sun entertaining family and friends. A pond with established plants offers an interesting feature. Timber shed provides outdoor storage space.

## AGENTS NOTES

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

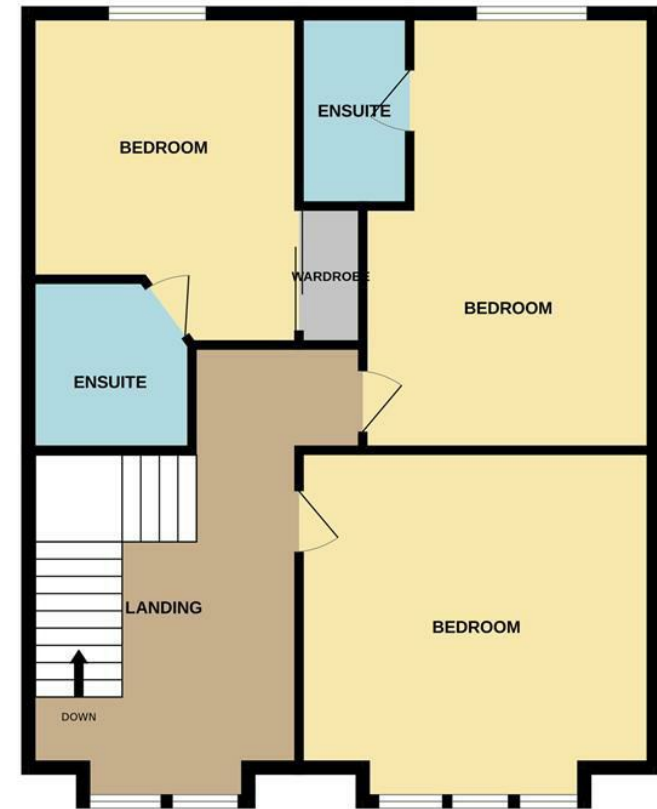




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions				
92-100	A			92-100	A			
81-91	B			81-91	B			
69-80	C			69-80	C			
55-68	D			55-68	D			
39-54	E			39-54	E			
21-38	F			21-38	F			
1-20	G			1-20	G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions				
Scotland		EU Directive 2002/91/EC	73	77	Scotland	EU Directive 2002/91/EC	69	72

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