



Struan Ladybank Road, Pitlessie, Cupar, Fife, KY15 7SP

Offers Over £295,000



BEAUTIFUL 3 Bedroom 3 Reception Semi-Detached Villa on an ELEVATED PLOT with COUNTRYSIDE VIEWS and off-street parking. Located approx. 2 miles from Ladybank with the essential amenities and a train station. With a great local primary school and secondary education at nearby Cupar, including all other main amenities, health and leisure facilities. Accommodation: Hall, sitting room, dining room, kitchen, conservatory, downstairs W.C, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. DG. Air source heat pump. Beautiful, elevated front and rear gardens. Off Street Parking, Garage and Outbuilding. PERSONAL PROPERTY TOUR available online.



LOCATION

The village of Pitlessie has an approximate population of 300 with a local primary school, a public house with restaurant that has several 5-star reviews on Trip Advisor and a real community feel. The surrounding countryside provides the perfect location to enjoy leisurely walks and sports. Shopping facilities and local amenities can be found in Ladybank or Cupar just a short drive away and both have mainline railway stations which service the Perth and the Aberdeen/Dundee to Edinburgh links. Bell Baxter in Cupar is the main secondary school.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboard provides hanging/storage space. Double-glazed window to the front with deep sills and a cupboard below. Radiator. Laminate flooring.

SITTING ROOM

17'1" x 16'8" (5.23m x 5.09m)

Beautiful sitting room with a double-glazed window to the front with deep sills overlooking the garden. Shelved alcoves provide display/storage space. Feature media wall with space for entertainment equipment and a decorative fireplace below with a solid wood mantle and slate hearth. Coving. 2 radiators. Carpeted. Double-glazed sliding doors provide access to the garden.

KITCHEN

12'8" x 8'7" (3.88m x 2.63m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and splashbacks. Integrated appliances include an induction hob, extractor fan, microwave, oven/grill, dishwasher and a fridge/freezer. Cupboard houses the hot water tank and ample storage space. Double-glazed window to the rear overlooking the conservatory. Radiator. Laminate flooring.

DINING ROOM

15'11" x 10'0" (4.86m x 3.05m)

Bright dining room with double-glazed windows to the front and rear overlooking the gardens. Discreet laundry area equipped with plumbing and power. Radiator. Laminate flooring.

W.C

4'9" x 2'5" (1.47m x 0.74m)

Contemporary 2-piece suite comprising: W.C and a vanity wash hand basin. Fully wet walled. Vinyl flooring.

CONSERVATORY

15'1" x 11'10" (4.62m x 3.62m)

Good-sized Conservatory with wrap around double-glazed windows overlooking the garden, an ideal multipurpose space. Double-glazed patio door provides access to the garden.

UPPER LANDING

Double glazed window to the front overlooking the garden and public green space. Radiator. Carpeted.

MASTER BEDROOM

16'10" x 11'0" (5.14m x 3.37m)

Spacious double bedroom with a Velux window to the rear with a pleasant countryside view. Cupboard and shelved alcove provide storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

6'4" x 5'4" (1.95m x 1.63m)

3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with sliding doors and a thermostatic control shower. Double-glazed window to the rear with a stunning countryside view. Radiator. Vinyl flooring.

BEDROOM 2

13'4" x 10'3" (4.08m x 3.14m)

Additional double bedroom with 2 double-glazed windows to the side and a Velux window to the rear with a countryside view. Radiator. Carpeted.

BEDROOM 3

8'11" x 8'9" (2.74m x 2.67m)

Further double bedroom with a double-glazed window to the rear with a countryside view. Radiator. Carpeted.

BATHROOM

8'9" x 6'7" (2.69m x 2.03m)

3-piece suite comprising: W.C, wash hand basin and a bath with a thermostatic control shower above. Opaque double-glazed window to the rear. Partially wet walled and tiled. Dado rail. Radiator. Vinyl flooring.

GARDEN

The front garden sits in an elevated position and is mainly laid to lawn with borders containing mature plants, shrubs and hedgerow. The side garden is low maintenance laid with concrete providing a hard standing for sheds, log stores; the timber shed is equipped with light and power. A gate leads to the rear garden. The rear garden is laid to lawn with an array of plants and shrubs in the borders providing colour all year round. There are several ideal spots for garden furniture to relax and take advantage of the views and entertaining family and friends in the sun. Air source heat pump located to the side of the conservatory. Driveway provides off street parking and access to the garage and outbuilding.

OUTBUILDING

14'0" x 12'0" (4.27m x 3.68m)

Multi-purpose space ideal for development subject to any consents if required. Currently equipped with light and power, log burning stove and solid wood flooring.

GARAGE

17'3" x 15'3" (5.26m x 4.66m)

Generous sized garage accessed via double timber doors, provides secure parking with ample additional storage space. Equipped with provision for light and an external tap. Concrete flooring.

AGENTS NOTES

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





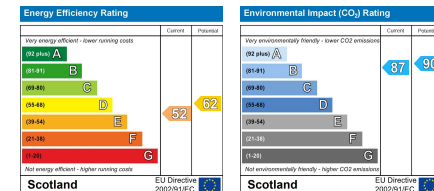
GROUND FLOOR



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.
Made with Metropix ©2026



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.