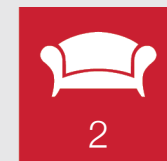




Thorntons 
The right way to move

1 Lady Foulis Road, Foodieash

Cupar, Fife KY15 4FA



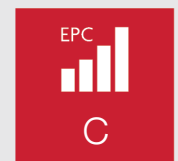
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Set within an exclusive bespoke development completed in 2019, this outstanding detached three- bedroom family house offers a rare opportunity to acquire one of Foodieash's most desirable modern residences, with this being the first property within the development to return to the market. Ideally suited to modern family living, the property enjoys a large south-facing rear garden, a private driveway, and an attached garage, all positioned within easy reach of Cupar's amenities and transport connections across Fife and beyond.

The welcoming hall introduces the home's stylish interiors and attractive oak staircase. To the front, the elegant living room offers a wonderfully bright and comfortable retreat centred around a striking suspended bioethanol fire feature. Undoubtedly the heart of the home is the impressive open-plan breakfasting kitchen, dining, and family room, creating a sociable environment for everyday life and entertaining. The sleek contemporary kitchen incorporates a large island and integrated appliances, whilst the relaxed family and dining areas enjoy direct access to the south-facing garden. A practical utility room with garden access and a WC complete the ground floor.

Features

- Bespoke detached family home
- First property within the development to return to market
- Stylish contemporary interiors throughout
- Bright living room with suspended bioethanol fire
- Exceptional open-plan breakfasting kitchen/dining/family room
- Principal bedroom with dressing room and en-suite
- Two further generous double bedrooms
- Contemporary family bathroom with shower-over-bath
- Air source heating, double glazing, and excellent energy efficiency
- Powered garage and extensive driveway parking



“Bespoke contemporary family home with south-facing garden and garage.”





Upstairs, a bright galleried landing leads to three generous double bedrooms. The principal suite enjoys excellent proportions alongside a dressing room and stylish en-suite shower room. The remaining bedrooms continue the home's appealing sense of space and flexibility, ideal for family life, guests, or home working, and are served by a contemporary bathroom with a shower-over-bath. Air source heating, double glazing, and quality modern insulation contribute towards the property's strong energy efficiency credentials.

Externally, the enclosed south-facing rear garden provides an excellent family-friendly outdoor space with an extensive lawn and patio seating areas. Residents also enjoy access to a beautifully maintained communal green cared for collaboratively by neighbours. A powered garage with lighting and electric roller door, together with a large monoblock driveway, further enhances this exceptional home.

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include oven and microwave, induction hob & extractor hood, fridge freezer, and dishwasher. Freestanding appliances include washing machine and tumble dryer.



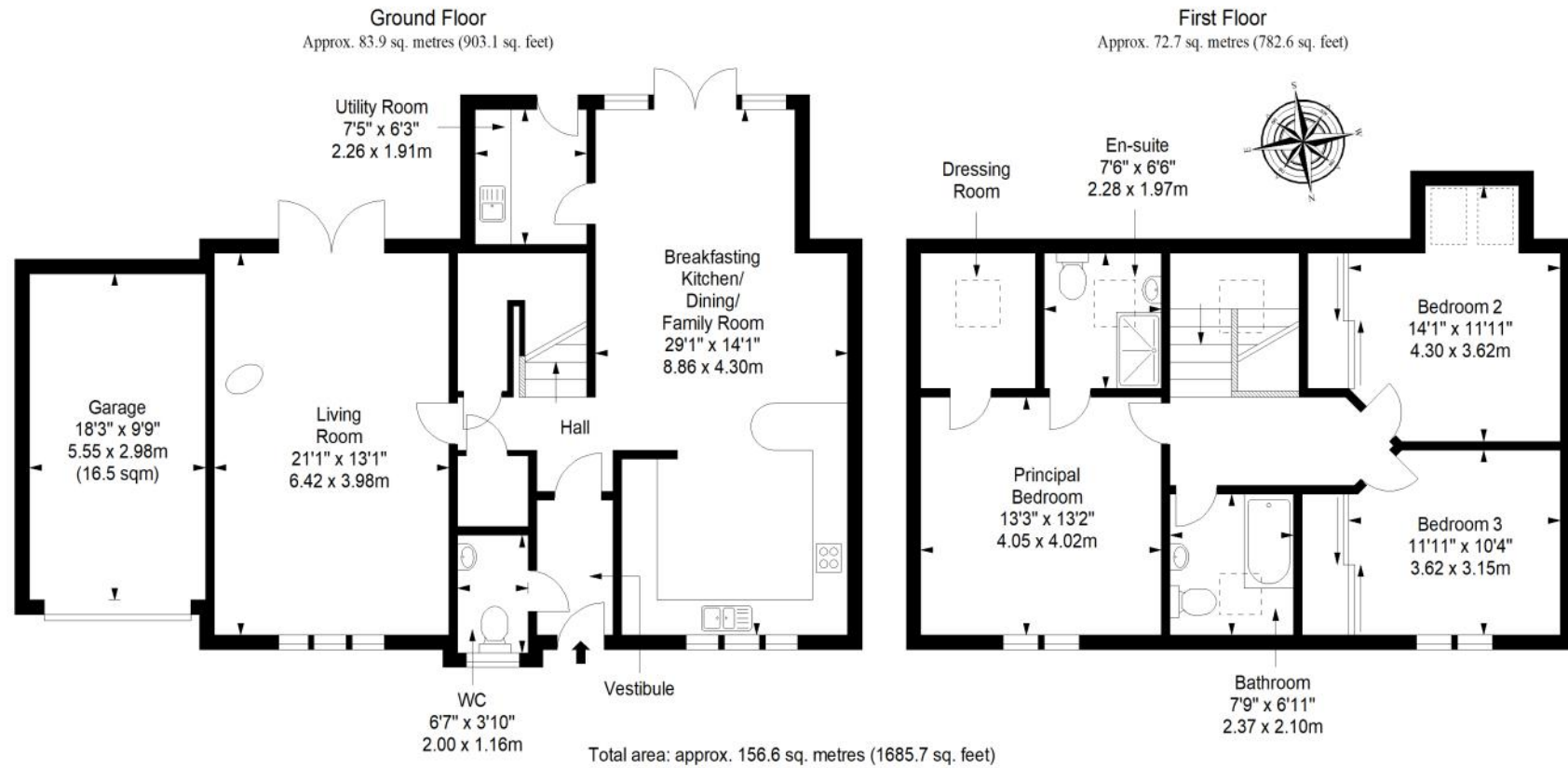


Foodieash, Fife

Nestled within the picturesque countryside of northeast Fife, the small rural hamlet of Foodieash enjoys a peaceful semi-rural setting just a short drive from the historic market town of Cupar. Surrounded by gently rolling farmland and scenic open landscapes, the location offers an appealing balance of tranquil country living and excellent everyday convenience, making it particularly attractive to families, commuters, and those seeking a quieter pace of life.

Nearby Cupar provides an excellent range of amenities, including independent retailers, supermarkets, cafés, pubs, restaurants, and leisure facilities, alongside well-regarded primary and secondary schooling. Additional shopping, cultural attractions, and leisure pursuits can be found in the sought-after coastal towns of St Andrews and Dundee, both easily accessible by car. The surrounding countryside is ideal for walking, cycling, running, and dog walking, whilst golfers are exceptionally well catered for with a wide selection of renowned courses throughout Fife. Foodieash is also well positioned for commuters, benefiting from straightforward access to the A91 and wider road network connecting to Dundee, Perth, Edinburgh, and beyond. Cupar railway station offers regular rail services across Fife and into Edinburgh, further enhancing the area's accessibility. Combining a charming rural atmosphere with excellent connectivity and access to amenities, Foodieash represents an idyllic Fife setting within easy reach of both countryside pursuits and larger town conveniences.

Floorplan





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