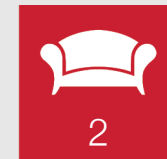




Thorntons 
The right way to move

9 Lady Foulis
Road,

Foodieash, Cupar, KY15 4FA



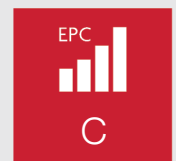
2



3



2



C



With its contemporary development setting in Foodieash, this detached home enjoys a scenic rural outlook and beautifully presented interiors throughout. Designed with modern family living in mind, 9 Lady Fouli Road offers generous accommodation, including three double bedrooms, two shower rooms, and a superb balance of formal and informal living space. A private driveway, garage, and beautifully landscaped gardens further enhance the home's appeal. The welcoming hall sets the tone for the property's contemporary finish, with Amtico flooring and thoughtful design. To the front, a bright living room with a SHARPS media unit and a small unit, while the heart of the home is undoubtedly the impressive breakfasting kitchen, fitted with quality worktops, appliances (including microwave oven, double oven, induction hob, fridge, fridge/freezer, dishwasher and washing machine), SHARPS cabinetry, and a Belfast sink, plus a handy utility and boot room. Flowing seamlessly from the kitchen, the triple-aspect sunroom and dining area is flooded with natural light and enjoys French doors opening onto the garden, creating a wonderful space for entertaining. A shower room with a towel warmer completes the lower level.

Features

- Detached house in Foodieash
- Part of contemporary development
- Entrance hall with storage
- Sunny and spacious living room
- Modern kitchen and utility/boot room
- Triple-aspect sun room/dining room
- Landing with storage
- Sun-facing principal bedroom with a walk-in wardrobe
- Two more double bedrooms with built-in wardrobes
- First-floor shower room with walk-in shower enclosure
- Ground-floor shower room with towel warmer
- Private gardens with thriving planting and composite decking areas
- Private double paved drive and single garage parking
- Air Source Heating and double glazing



"Generous family home with three bedrooms, two reception rooms, modern kitchen, a utility and boot room, and two shower rooms, plus private parking and gardens."





Upstairs, the bright landing (with a storage cupboard) leads to three generous double bedrooms, including a sun-facing principal suite with a walk-in wardrobe. The remaining bedrooms all benefit from SHARPS fitted storage space, offering excellent storage and flexibility for family life, guests, or home working. A contemporary shower room features a walk-in rainfall shower, vanity storage, and quality modern fittings.

Air Source heating and double glazing ensure year-round comfort and efficiency.

Externally, the enclosed gardens provide a superb outdoor environment, with lawns, thriving planting, composite decking, and a covered deck creating inviting spaces for relaxation and entertaining, as well as a shed, a log shed, and an arbour. A double monoblock driveway and garage complete this outstanding modern home.

Extras: All fitted floor coverings, light fittings, curtain poles(garden room and lounge), perfect fit blinds, SHARPS fitted wardrobes in beds 2 and 3, fitted cabinet, fitted media centre and appliances (including microwave oven, double oven, induction hob, fridge, fridge/freezer, dishwasher and washing machine), plus a shed, an arbour and a log store.

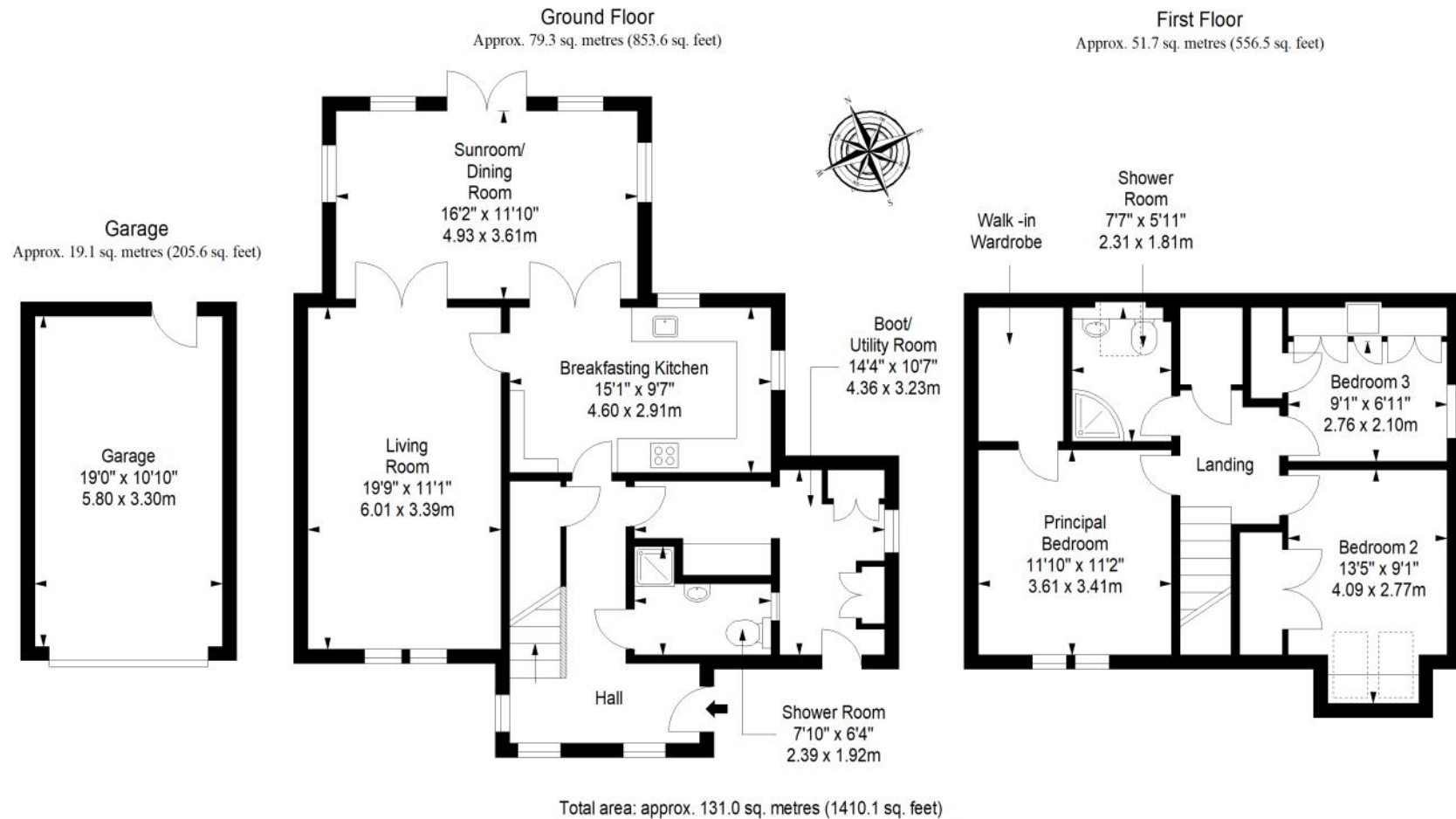




Foodieash, Cupar

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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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheara@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



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