



Thorntons 
The right way to move

Southview, The Row

Letham, Fife, KY157RS





Property Summary

Set in the heart of Letham, this traditional, detached cottage offers characterful and flexible accommodation, with three bedrooms on the main level, useful attic rooms above, and a separate split-level studio in the garden. Sitting behind The Row, it is quiet and private.

The home opens through the conservatory into a hallway leading left to a generous living room with a fireplace, and a spacious country-style dining kitchen. To the right there are stairs to the upper floor, as well as three well-proportioned bedrooms, one opening directly to the garden, a family bathroom and a separate shower room. Outside, the property enjoys large, well-established gardens and the rare benefit of a detached studio ideal for home working, hobbies or storage, with on-street parking nearby.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Traditional detached cottage in Letham
- Flexible layout with attic rooms
- Detached split-level garden studio
- Entrance hall with character stonework
- Spacious living room with fireplace
- Bright dining kitchen
- Three main-level bedrooms
- Bathroom and separate shower room
- Large private, mature gardens
- Unrestricted, on-street parking
- Gas central heating and double glazing









 [Click here to take a virtual tour](#)





Letham, Cupar

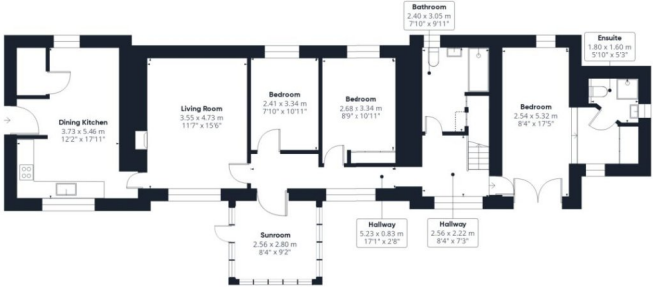
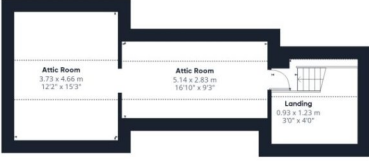
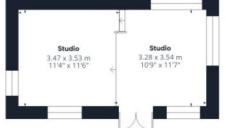
Letham is a small rural village in north-east Fife, offering a peaceful country setting with a friendly, close-knit feel while remaining well placed for everyday travel across the region. Surrounded by rolling farmland and open countryside, it appeals to those who enjoy a quieter pace of life without feeling cut off from larger centres. Day-to-day amenities are found in nearby villages and towns, with a wider choice of supermarkets, independent shops, cafes and professional services available in Cupar, Glenrothes and elsewhere across Fife.

The area is well regarded for access to outdoor pursuits, with scenic lanes, walking routes and some of Fife's finest countryside close at hand, while the coast, St Andrews and the East Neuk are all within comfortable reach for days out. Schooling is served by local primary options in the surrounding area and secondary education in nearby Fife towns, making Letham a practical base for families.

Road links connect readily to Cupar, Ladybank, Glenrothes, Dundee and the wider Fife road network, supporting commuting in several directions. Mainline rail services are available from nearby stations including Ladybank and Cupar, providing onward connections to Edinburgh, Dundee and beyond.



Floorplan

 Main Floor Building 1	 Floor Level 2 Building 1	
 Main Floor Building 2		Approximate total area⁽¹⁾ 159.7 m² 1718 ft² Reduced headroom 18.9 m² 203 ft² (1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  PROSPERITY STUDIOS



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