



Thorntons
The right way to move

17 West Port

Cupar, Fife,
KY15 4AN





Property Summary

Ideally positioned in Cupar, 17 West Port enjoys a convenient setting within easy reach of the town centre and its excellent range of independent shops, cafés, restaurants and everyday amenities, plus St Cloumbus Primary School is 1 minute walk away. The historic market town also offers excellent transport links, with rail connections providing easy access towards Dundee, Edinburgh and beyond. Within an established residential neighbourhood, this traditional link-detached home provides well-presented accommodation arranged over three floors, including a spacious living room, sunny dining kitchen, two bedrooms, while a useful attic room on the top floor adds further flexibility. Modern bathroom and an over-stairs attic/storage cupboard, complemented by an external under-stairs store, provides excellent additional storage space. Gas central heating and double glazing further enhance this well-connected Cupar home.

Extras: All blinds are included in the sale.

Features

- Traditional link-detached house in Cupar
- Part of an established neighbourhood
- Well-presented accommodation over three floors inc. attic room
- Entrance hall with stairwell
- Spacious living room with large window for ample light
- Sunny, well-appointed dining kitchen with utility space
- Landing with storage
- Main bedroom with press storage
- Versatile second bedroom
- Modern bathroom
- An over-stairs attic cupboard/external under-stairs store
- Small outdoor seating area
- Unrestricted on-street parking
- Gas central heating and double glazing









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





Cupar, Fife

Set in the picturesque countryside of northeast Fife is Cupar, a former royal burgh, lying around 20 minutes' drive from Dundee and St Andrews. The historic and upmarket town of Cupar offers a wealth of shops, supermarkets, pubs and restaurants, and excellent indoor and outdoor leisure facilities.

Cupar Sports Centre provides a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts, and football pitches. In contrast, the picturesque countryside surrounding the town provides the perfect backdrop for scenic strolls, cycles, runs, and dog walks, and for those who enjoy a round of golf, Cupar Golf Club is on the edge of the town and Elmwood Golf is nearby.

Wee Kingdom Café and Soft Play are perfect for keeping the children entertained, alongside a number of outdoor parks and playgrounds, and a skatepark.

The town also offers primary and secondary education at Castle Hill Primary School, St Cloumbus Primary School, and Bell Baxter High School, respectively, with St. Andrews University only a short drive away. Cupar also benefits from fantastic links, making it easy to travel by bus, rail, or car.



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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