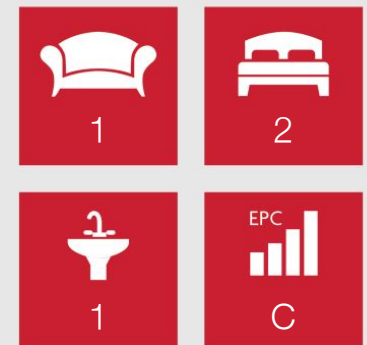


18 Campbell Crescent

Cupar, Fife, KY15 5YT





Property Summary

Offering exciting potential for renovation and modernisation, this detached bungalow in an established residential area of Cupar presents a fantastic opportunity to create a home tailored to individual tastes. Its single-storey layout, two well-proportioned bedrooms and generous wrap-around garden provide an excellent foundation for buyers looking to add their own style and value. A welcoming hallway leads to a spacious living and dining room, where a large front-facing window draws in natural light. The fitted kitchen provides ample storage and workspace, with an external door leading outside. Two bedrooms and a bathroom complete the accommodation, all conveniently arranged on one level. The wrap-around garden offers scope for landscaping and outdoor improvements, while a driveway and detached garage provide valuable off-street parking.

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

Features

- Detached bungalow in Cupar
- Single-storey layout
- Exciting modernising opportunity
- Welcoming entrance hall
- Bright living / dining room
- Fitted kitchen with garden access
- Two well-proportioned bedrooms with built-in wardrobes
- Family bathroom with four-piece suite
- Private wrap-around garden
- Detached garage and driveway
- Gas central heating
- Double glazing









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





Cupar

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 and Bell Baxter High School, respectively, with St. Andrews University only a short drive away.

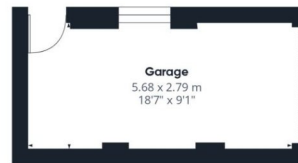
Cupar also benefits from fantastic links, making it easy to travel by bus, rail, or car.



Floorplan



Main Floor Building 1



Main Floor Building 2

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Approximate total area⁽¹⁾

79.2 m²
854 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS



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The right way to move

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