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7 Laurel Brae, Springfield

Fife, KY15 5AD





Property Summary

Immaculately presented throughout, this contemporary detached house in Springfield offers bright, beautifully arranged accommodation, a generous wrap-around garden and excellent flexibility for modern living. The property also benefits from an integral garage with electric roller door and control and versatile garden room, creating valuable space for home working, hobbies or fitness. A welcoming hall leads to a generous bay-windowed living room, while the dining kitchen opens directly onto the garden and features soft-close cabinetry, a cream 1.5-bowl sink, integrated dishwasher and Neff Slide & Hide oven. A utility room, ground-floor WC and internal garage access add practicality. Upstairs are three bedrooms, including a principal bedroom with en-suite and TV aerial connection, plus a family bathroom. Driveway parking, double glazing and dual-zone gas central heating complete this appealing home. Extras: All fitted floor and window coverings, light fittings and integrated appliances along with EV charging system and bathroom glass cabinets are included.

Features

- Contemporary detached house in Springfield
- Entrance hall with storage and a WC
- Bay-windowed living room
- Dining kitchen with soft-close units, cream 1.5-bowl sink, dishwasher and Neff oven
- Three bedrooms, including a principal en-suite and TV aerial connection
- Family bathroom
- Well-kept private gardens with outside tap
- Garden room with power, lighting, BT Openreach internet connection, electric fire.
- Driveway and garage with electric door, EV charger, Accenta home security alarm system, sensor lights to front and back
- Dual-zone gas central heating with Honeywell thermostatic controls and double glazing



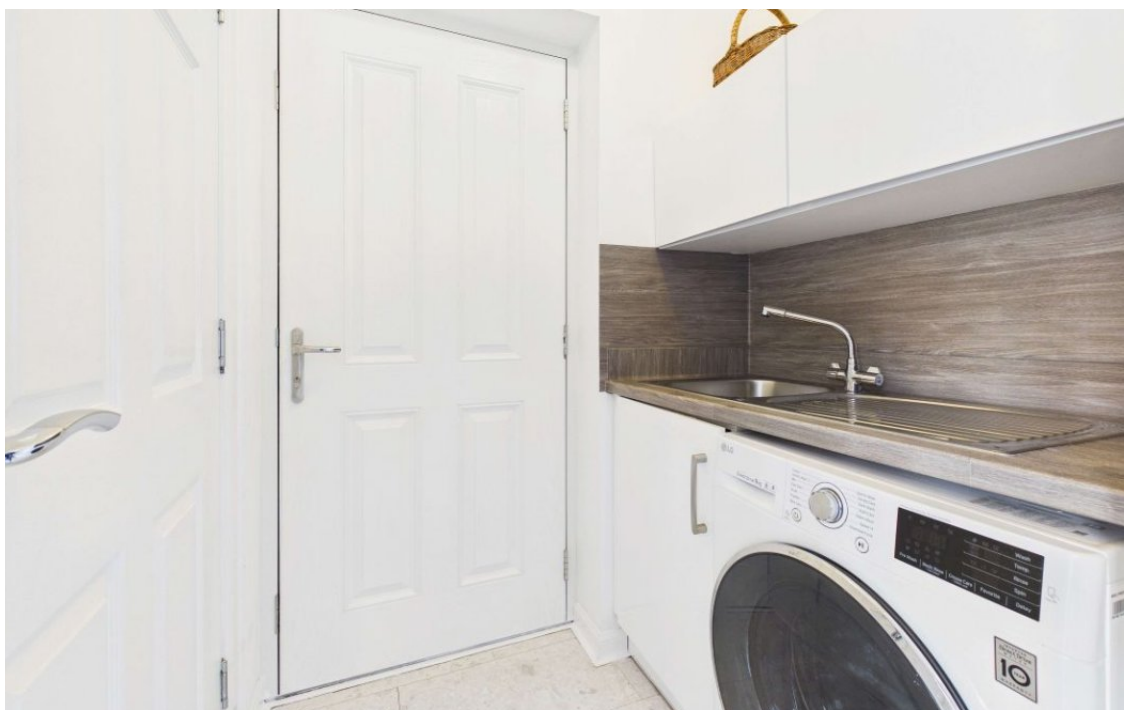






[Click here to take a virtual tour](#)





Springfield, Fife

Ideally situated in the peaceful village of Springfield, Laurel Brae enjoys a beautiful countryside setting with convenient access to Cupar, the historic university town of St Andrews and Fife's stunning coastline. The nearby East Neuk offers picturesque fishing villages, beaches and coastal walks, while excellent road and rail connections provide convenient access to Dundee, Edinburgh and the wider region.

The village has a good range of local amenities, including an excellent primary school, church, village inn and Post Office, while the surrounding countryside provides plenty of opportunities for walking and enjoying the outdoors. The mainline railway station at Springfield is a particular advantage, providing fast and convenient services to both Dundee and Edinburgh, making the village an appealing base for those travelling for work or leisure.

Nearby Cupar provides a broader range of everyday facilities, including independent shops, supermarkets, cafés, restaurants and professional services, alongside excellent sports and leisure facilities. The town is also home to Bell Baxter High School, providing well-regarded secondary education for the surrounding area.

For further travel, Edinburgh Airport is approximately 40 miles away and provides an extensive range of domestic and international flights, including convenient connections to London. Dundee Airport is also within easy reach, offering further flight options. With its attractive countryside setting, village amenities and excellent rail and road connections, Springfield combines the tranquility of rural living with convenient access to Fife's principal towns and Scotland's major cities.



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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