



7 Lorraine Drive, Cupar, KY15 5DY

Semi-detached 2 bed property within the delightful town of Cupar

- **Bright living room**
- **Separate dining room with potential for third bedroom**
- **Large kitchen with direct access to private gardens**
- **Ground floor family bathroom**
- **Two bedrooms both benefitting from built in storage**
- **First floor WC**
- **Single car garage and private driveway**
- **Beautiful gardens to the front and rear of the property**

Location

Cupar offers a wide selection of shops including high-street stores and supermarkets, as well as a range of cafes, coffee shops, restaurants and takeaways. Primary and Secondary schooling is nearby. Cupar is home to a sports centre which features a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts and outdoor sports pitches. Fife Zoo and The Scottish Deer Centre are both within 7 miles.

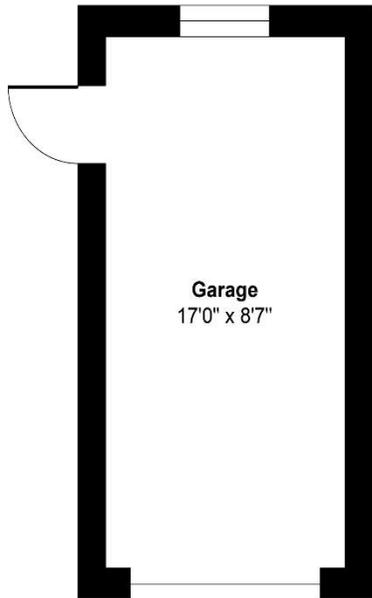
Dundee and Edinburgh can be reach via the A92 by car or through the local train station.

Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

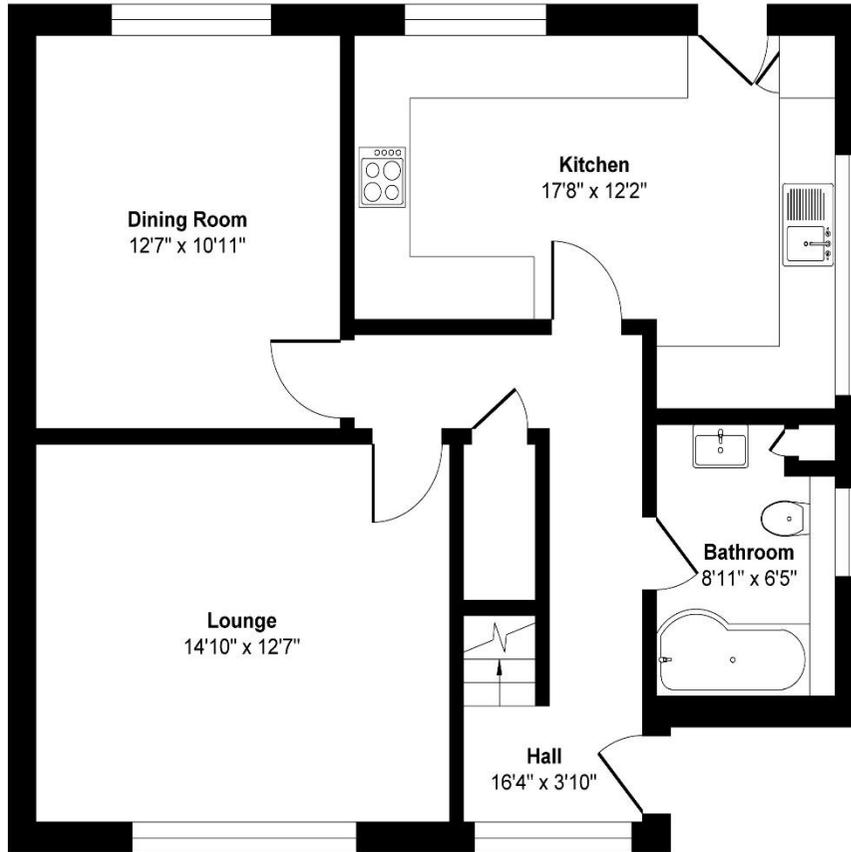






Garage
17'0" x 8'7"

Garage
Approximate Floor Area
145 sq. ft



Dining Room
12'7" x 10'11"

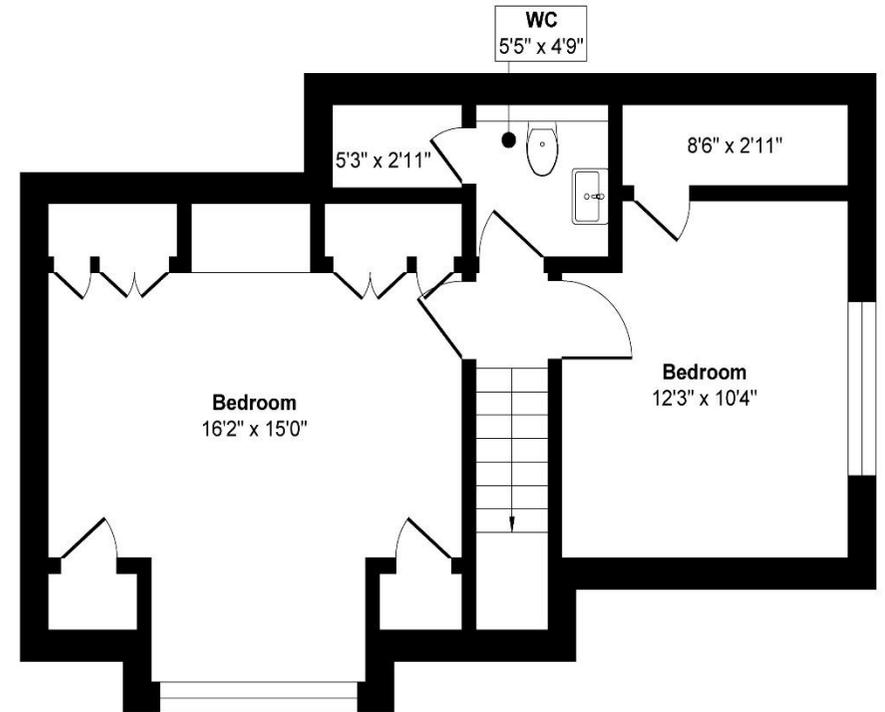
Kitchen
17'8" x 12'2"

Lounge
14'10" x 12'7"

Bathroom
8'11" x 6'5"

Hall
16'4" x 3'10"

Ground Floor
Approximate Floor Area
693 sq. ft



WC
5'5" x 4'9"

5'3" x 2'11"

8'6" x 2'11"

Bedroom
16'2" x 15'0"

Bedroom
12'3" x 10'4"

First Floor
Approximate Floor Area
437 sq. ft

Approx. Gross Internal Floor Area 1275 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified

Produced by Elements Property

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

