

**J & G  
WILSON**

124, Robertson Road, Cupar, KY15 5YS.

A lovely 2 bedroom semi-detached bungalow in a prime area. Offers over £205,000.







## Particulars of Sale

**124, Robertson Road, Cupar, Fife, KY15 5YS.**

**St Andrews 11 miles, Dundee 15 miles, Perth 23 miles & Edinburgh 44 miles,**

**A LOVELY 2 BEDROOM SEMI-DETACHED BUNGALOW WITH PRIVATE REAR GARDENS, A DRIVEWAY AND A GARAGE WITH AN ELECTRIC DOOR.**

**OFFERS OVER £205,000.**

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### PARTICULARS OF SALE

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#### SITUATION

Cupar's excellent amenities are only a short walk away including primary schooling, secondary schooling, Cupar Retail Park, supermarkets, health care facilities, sports clubs and town centre amenities including bank, post office and specialist shops. The railway station for Cupar is within walking distance and offers regular services to Dundee, Aberdeen and Edinburgh. Edinburgh Airport is easily accessible via the A91 and M90 motorway.

The surrounding countryside is perfect for walks, wildlife watching and sporting activities.

St Andrews is easily accessible by car and bus offering outstanding golf courses, lovely beaches and buildings of national importance.

Dundee, Perth and Edinburgh can be reached by road and rail. They offer extensive amenities for business, shopping, leisure and entertainment.





## GENERAL DESCRIPTION

A lovely semi-detached bungalow set within private gardens and featuring a single garage and a driveway. The property is ideal for young and mature buyers alike. The amenities of Cupar including the primary school and railway station are all within easy walking distance.

The property offers a sun porch, a reception hall, a spacious lounge, a newly fitted kitchen with integrated appliances included in the sale, 2 bedrooms both with wardrobes and a recently fitted wet room shower room. There is a gas central heating system, double glazing and in-built storage space. The property is in move in condition.

Outside the front gardens feature a lawned area with shrub bed borders. There is a gravel driveway connecting to the single garage. The garage has light and power as well as an electric door. The rear gardens are low maintenance and feature a small lawned area. They are private and there is space for sitting out. The garden shed will be included in the sale.

Viewing is recommended for full appreciation.

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## GENERAL INFORMATION

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**VIEWING** By appointment through the selling agents please telephone J & G Wilson on 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**ENERGY RATING** The property is rated as C (71).

**COUNCIL TAX** The property is band D.

**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 / 07979 105615 or email [d.fergusson@jgwilson.co.uk](mailto:d.fergusson@jgwilson.co.uk)

Particulars prepared October 2025.



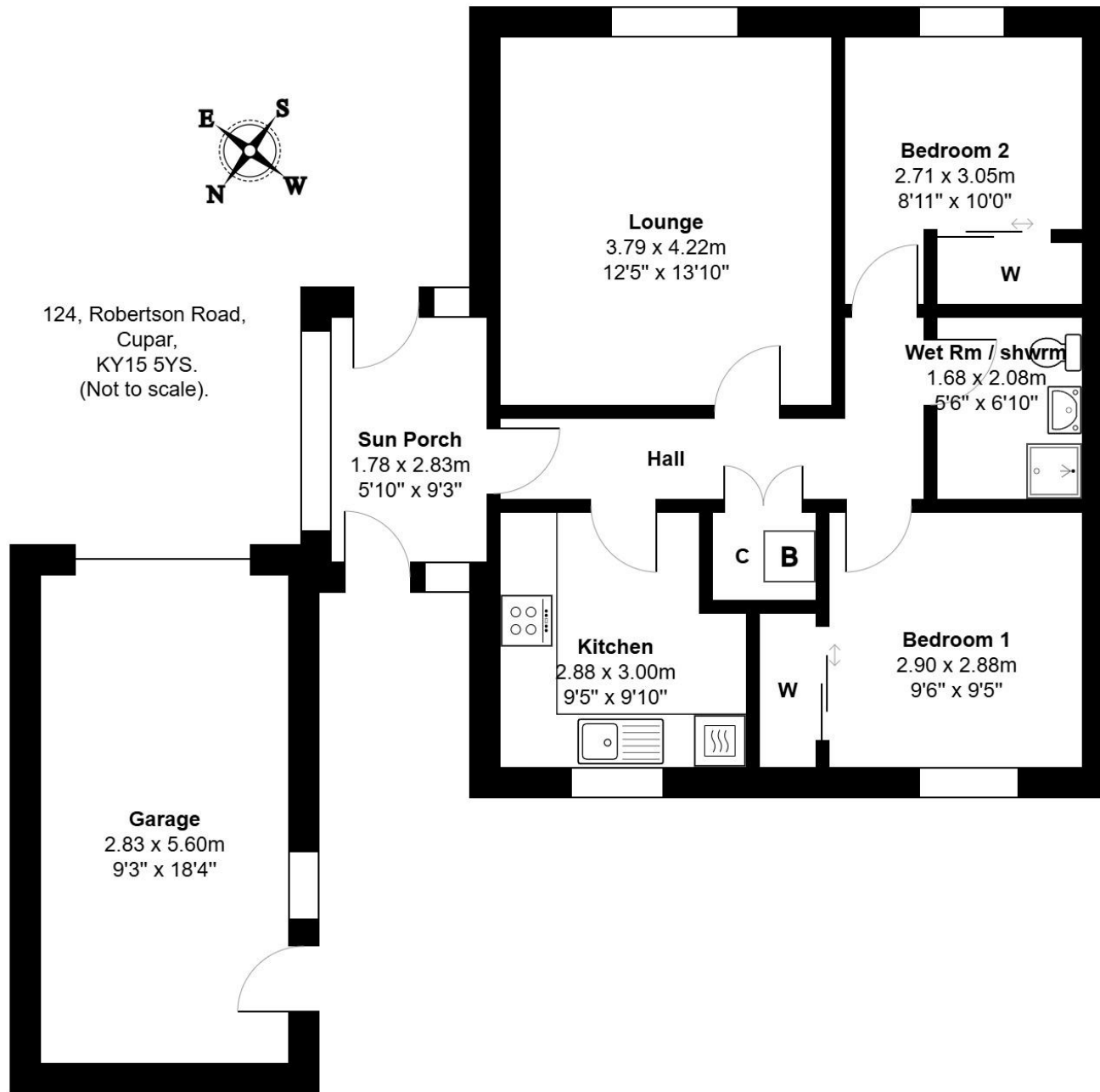


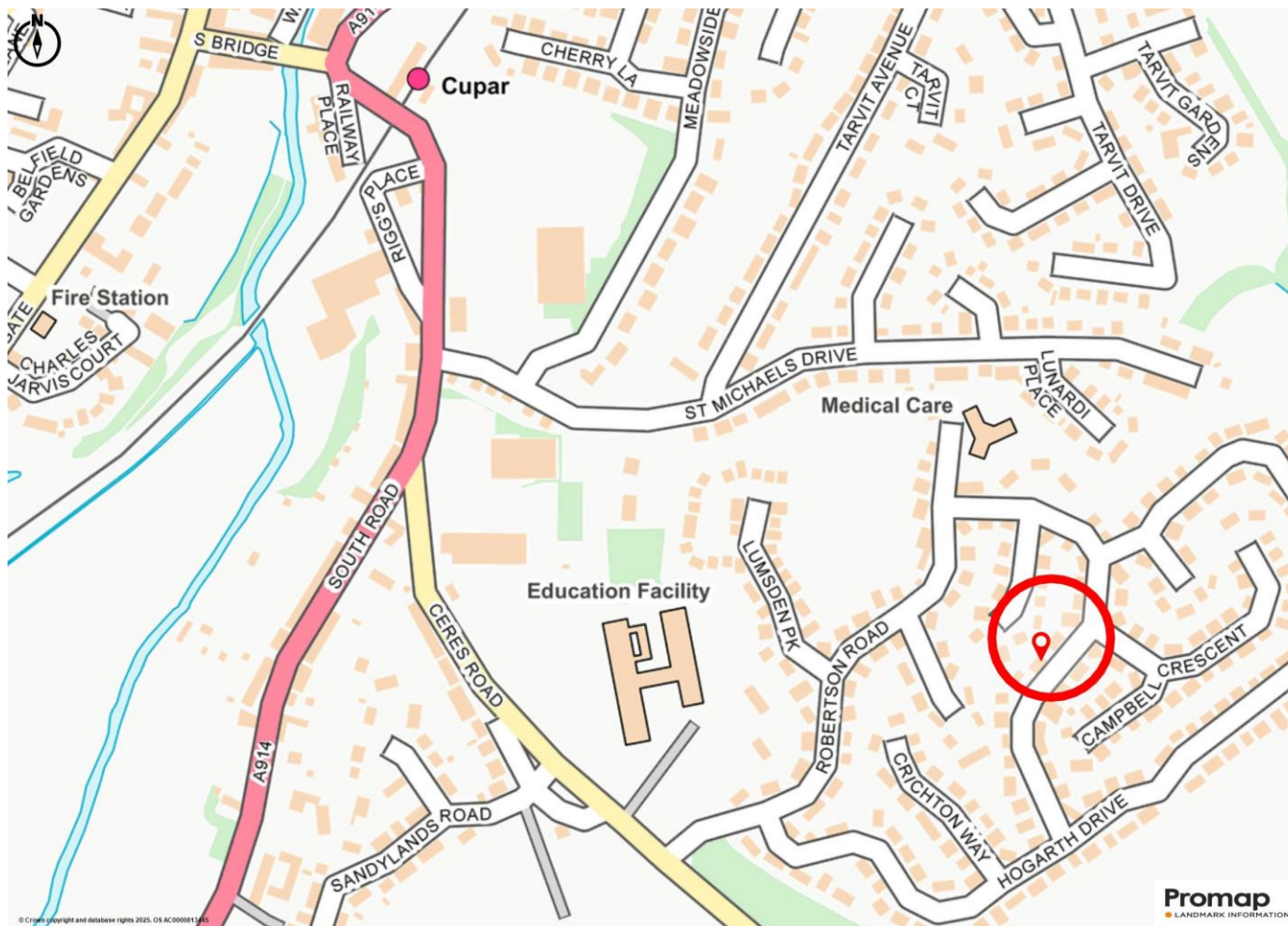






124, Robertson Road,  
Cupar,  
KY15 5YS.  
(Not to scale).





#### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

#### Selling Agents

J & G Wilson  
18 High Street  
Kinross  
KY13 8AN

T: 01577 862302

E: [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

[www.jgwilson.co.uk](http://www.jgwilson.co.uk)