McEwan Fraser Legal
Solicitors & Estate Agents

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CUPAR, FREUCHIE, FIFE, KY15 7EY



Delightful two-bedroom home in the heart of the village



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McEwan Fraser Legal are delighted to present this attractive and generously proportioned two-bedroom home, offering well-balanced accommodation over two levels and an excellent opportunity for first-time buyers, couples or those looking to downsize.

THE LOUNGE









The ground floor comprises a welcoming entrance leading into a spacious lounge, which enjoys excellent proportions and provides an ideal setting for both relaxing and entertaining.

THE KITCHEN



The kitchen is positioned to the rear and offers a good range of fitted floor and wall-mounted units, providing practical storage and preparation space.







Moving to the upper level, the property boasts two particularly generous double bedrooms, both offering excellent floor space and flexibility for a variety of furniture arrangements. Bedroom one is especially impressive in size, while bedroom two provides equally comfortable accommodation. Completing the upper level is a modern shower room, fitted with a suite comprising a shower enclosure, wash-hand basin and WC, together with a useful landing area.

THE SHOWER ROOM



BEDROOM 1





BEDROOM 2





Offering spacious accommodation, two excellent double bedrooms and a practical layout, this appealing home represents a fantastic opportunity for a variety of buyers. Early viewing is highly recommended to appreciate the space and potential on offer.

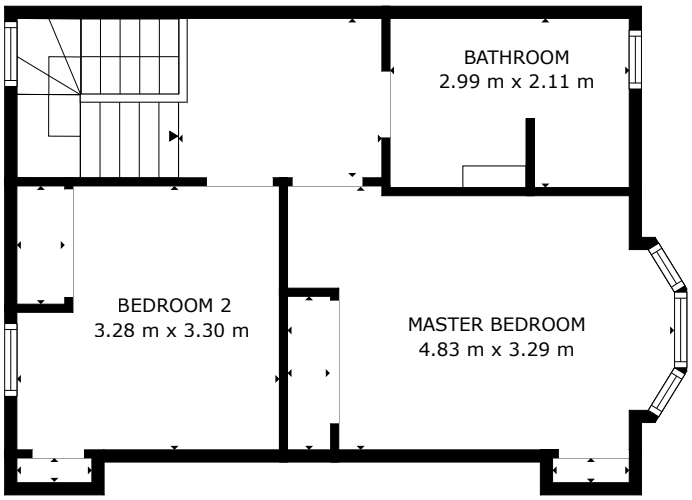
EXTERNALS

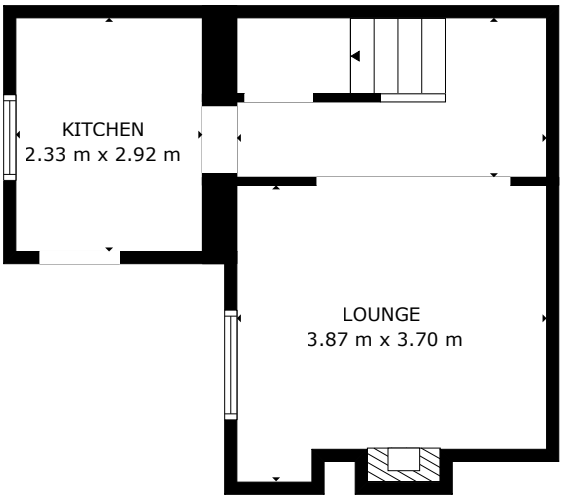






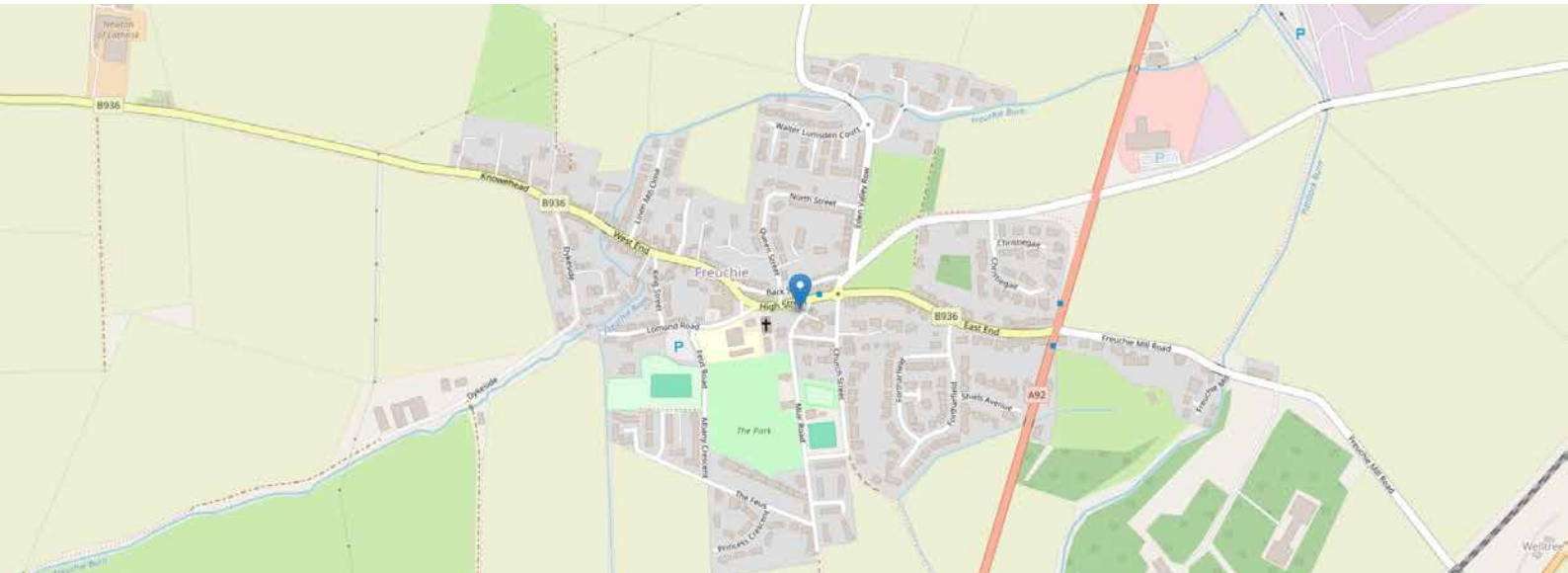
FLOOR PLAN & DIMENSIONS





Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 74m^2 | EPC Rating: C



THE LOCATION





Nestled in the picturesque countryside near Cupar lies the charming village of Freuchie, a hidden gem waiting to be discovered. With its idyllic setting and welcoming community, Freuchie offers the perfect blend of rural tranquillity and modern convenience. Surrounded by rolling green fields and gentle hills, Freuchie is a paradise for nature lovers and outdoor enthusiasts. From leisurely walks along scenic country lanes to invigorating hikes in the nearby Lomond Hills Regional Park, there's no shortage of opportunities to explore the great outdoors.

History buffs will delight in Freuchie's rich heritage, with its historic landmarks and architectural treasures. Explore the ruins of ancient castles, wander through quaint stone cottages, and immerse yourself in the fascinating stories of the past.

Despite its rural setting, Freuchie is just a short drive away from the bustling town of Cupar, where residents can find an array of amenities, including shops, restaurants, and leisure facilities. With excellent transport links to nearby cities such as Dundee and St. Andrews, Freuchie offers the perfect balance of rural charm and urban convenience.

Whether you're seeking a peaceful retreat to call home or a scenic getaway for a weekend escape, Freuchie welcomes you with open arms. Discover the beauty and charm of this hidden gem and experience the magic of village life near Cupar.

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