

# 59 Balfgarvie Crescent

CUPAR, FIFE, KY15 4EQ



*EXCELLENT FIRST TIME BUYERS HOME  
OR BUY TO LET INVESTMENT*



01333 400 400



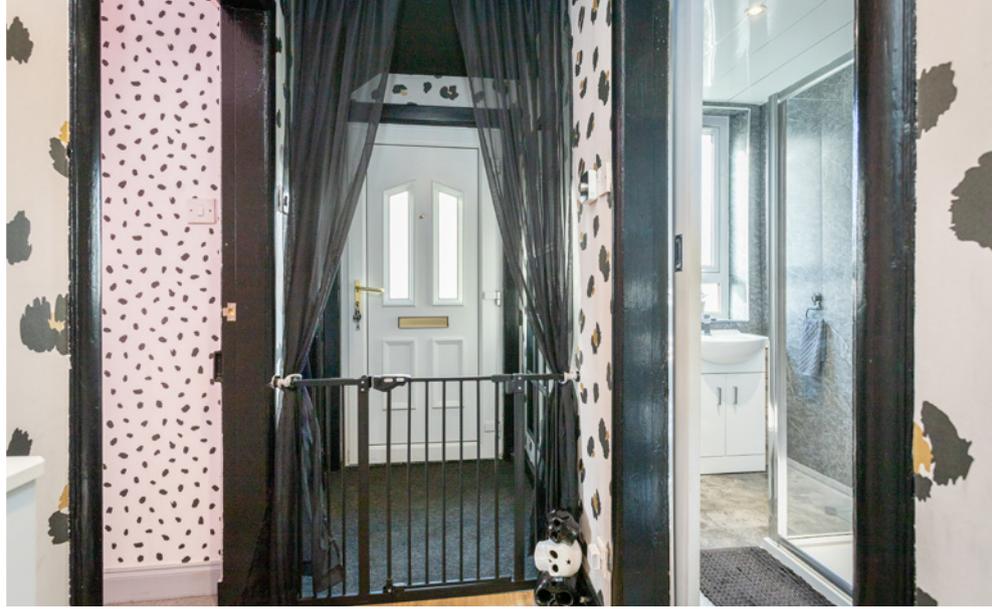
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This charming two-bedroom flat is located in the heart of Cupar, with entrance via a side door into a welcoming main hallway, complete with a handy storage cupboard. The kitchen offers a wealth of floor and base units, and boasts an open outlook to the front of the property. To the rear, the spacious lounge features a large window, flooding the room with natural light.







The property offers two large double bedrooms to the rear, each with ample space for freestanding furniture. A fully tiled three-piece family bathroom is in walk-in condition. The flat also benefits from gas central heating and double glazing.

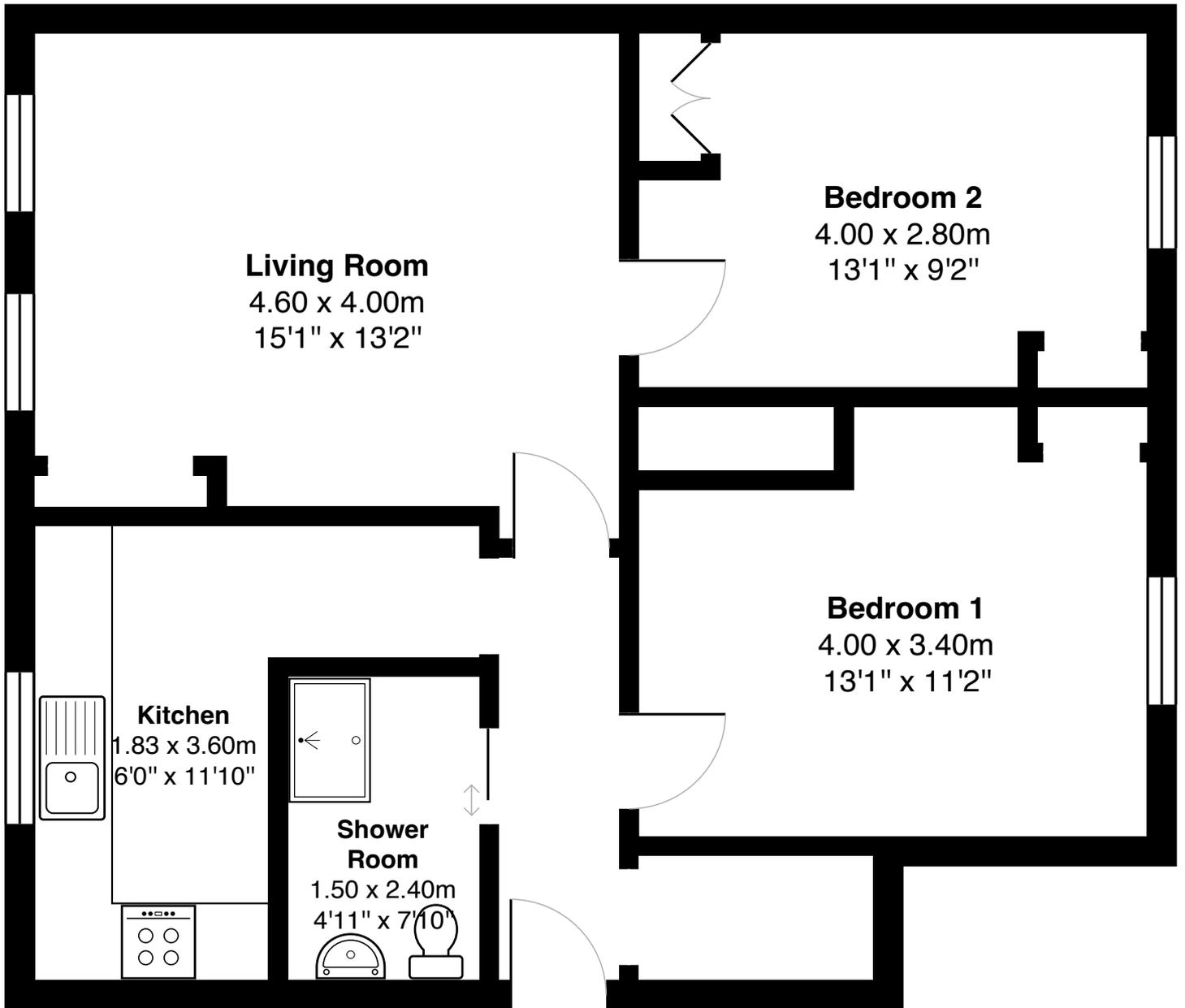




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>

EPC Rating: C

## Floor Plan



To the rear is a private rear garden providing a tranquil escape, while off-street parking is available via a driveway to the front. This property is a must-see, ideal for first-time buyers or as an investment opportunity, set in a desirable area just moments from Cupar town centre.



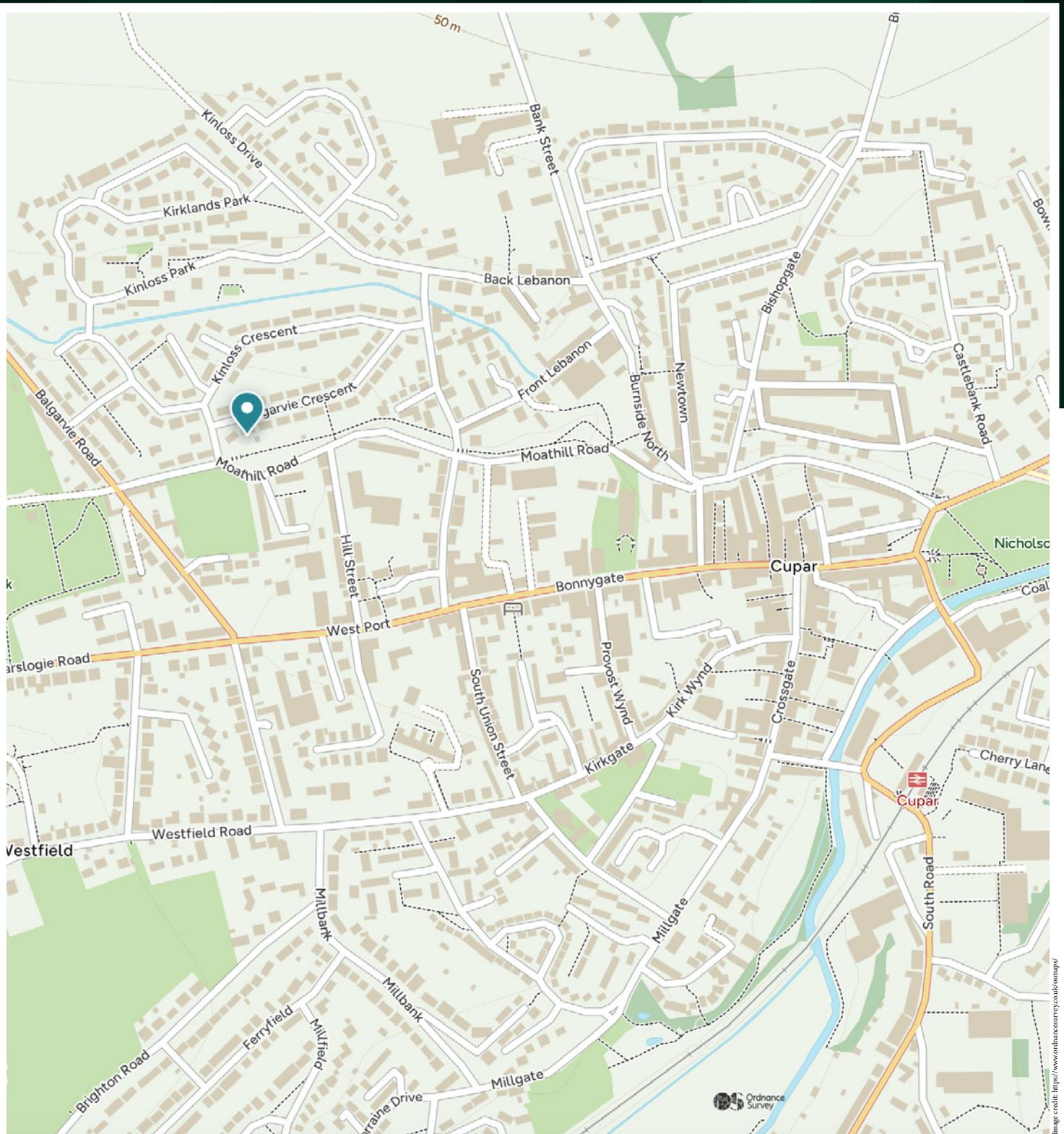


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Cupar is a thriving town located approximately ten miles west of St Andrews, offering a supermarket, a railway station, and a diverse range of shops. As a former royal burgh, Cupar lies along the banks of the River Eden and is surrounded by gentle hills. The town retains much of its historic character and features several notable buildings, including the 17th-century Preston Lodge, Chancellor's House, the Corn Exchange, the Old Parish Church, and the Mercat Cross, which dates from 1683.

The town is well-suited for commuters who value both convenience and outdoor pursuits, with easy access to cycling and hill walking, alongside a railway station providing connections north and south. Cupar is also an attractive location for families, offering excellent local schooling and a variety of weekend and holiday activities for children. Nearby attractions include the Hill of Tarvit, an Edwardian mansion remodeled by Sir Robert Lorimer, as well as Cairnie Maze and the Scottish Deer Centre. Educational provision in the area is strong, with private schools such as St Leonards in St Andrews, Dundee High School, and Strathallan, Kilgraston, and Glenalmond in Perthshire. State schools include Bell Baxter in Cupar and Madras College in St Andrews.

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