

The Bungalow

Carslogie Road | Cupar | Fife



Galbraith



Bungalow with enormous potential set within a large garden.



St. Andrews 10 miles | Dundee 15 miles | Edinburgh 43 miles

(All distances are approximate)

1 reception room, 3 bedrooms, bathroom.

Large fenced garden and garden store.

Ample space to build private driveway (subject to required consents)

Potential to extend to create a more substantial house (subject to required consents)

Ideally placed for commuting

Offers Over £150,000

Galbraith

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galbraithgroup.com

Situation

The Bungalow is set on Carslogie Road on the western fringe of Cupar and about 0.75 miles from the town centre. The Bungalow is also very well placed for speedy access to the golfing Mecca of St. Andrews (10 miles), the ancient and historic university town renowned world-wide as the "Home of Golf". The city of Dundee (15 miles), home to Scott's RSS Discovery and the V & A museum, provides a comprehensive offering of city shops, services and amenities with Perth about a forty minute drive to the north-west and Edinburgh about an hour's drive to the south.

Cupar offers good state schooling with two primary schools, and Bell Baxter (the secondary school) is only a short distance from the property on the opposite side of Carslogie Road. Independent schooling is provided at St. Leonards in St. Andrews and the High School of Dundee (which has a dedicated bus service passing through Cupar). There are railway stations in Cupar, Leuchars, Ladybank and Markinch with Edinburgh airport about one hour to the south. The regional airport at Dundee offers a good selection of short haul flights. The Bungalow is situated close to Duffus Park, which is an area of public parkland offering acres of space and playing fields for rugby, football, tennis and bowling. Cupar Sports Centre is also a short walk from the property.

Description

The bungalow dates from the 1970s and offers accommodation on one level extending to about 76 sqm. The accommodation could benefit from some modernisation, but the property does offer significant potential to be upgraded and extended (subject to obtaining the required consents).

Accommodation

1 reception room, kitchen, 3 bedrooms, bathroom.

Garden

The Bungalow is set in a spacious garden contained by fencing and benefits from a small garden store.

General Remarks and Information

Tenure

Freehold

Local Authority

Fife Council

Council Tax

Band D

EPC

Band D



Services

Mains electricity and water are connected | Gas fired central heating | FTTC (Fibre To The Cabinet) is available | Mobile coverage.

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Access

The new owner will be responsible for obtaining the required consents from Fife Council to create a new vehicular access onto Carslogie Road.

Directions

From the centre of Cupar continue in a westerly direction onto Carslogie Road. The Bungalow is a short distance beyond the turning on the right to Cupar Sports Centre.



between.sunbeam.logo



Post Code KY15 4HY

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

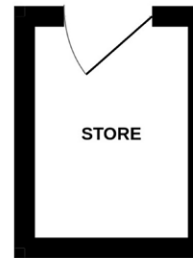
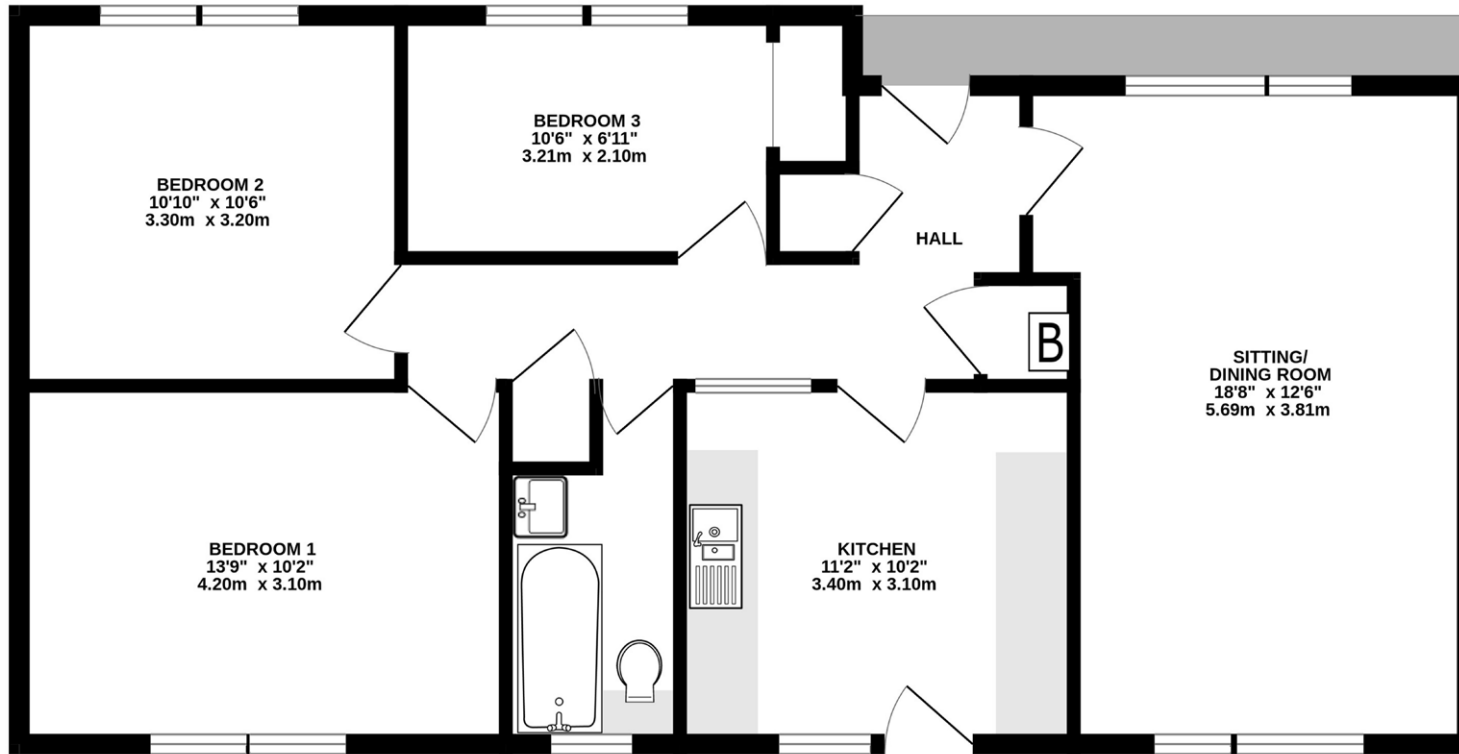
Failure to provide required identification may result in an offer not being considered.











TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notes : 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken May 2026.



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