





Greenacres is a lovely detached bungalow set in an elevated position with panoramic views out over the rolling Fife countryside. The property comes to the market in move-in condition with adaptable accommodation and immaculate gardens to the front, side and rear.

The accommodation currently comprises entrance vestibule leading to the hall with access to the sitting room, dining kitchen, three bedrooms and family bathroom. The dining room and family room are located off the kitchen. The sitting room has a large picture window to the front with beautiful panoramic countryside views. The family room has patio doors to the front and full height window to the side overlooking the garden and also giving panoramic countryside views. The accommodation is very adaptable with the family room easily used as a fourth bedroom if required and there is scope to convert the walk-in cupboard in the hall into a shower room (subject to permissions).

Greenacres sits in approx. 0.5 acres with a substantial lawn to the side and approx 500 square metres garden to the rear. A good sized driveway is to the front of the property with access to a single garage.

Viewing is Highly Recommended to appreciate all this property has to offer with accommodation and surrounding views.

Blebo Craigs is a popular and highly desirable hamlet well known for its community life, located just off the B939 approximately 5 miles from the historic town of St Andrews and approximately 5 miles from the original Fife county town of Cupar. The hamlet consists of a mixture of traditional stone-built and pan-tiled cottages, some Victorian properties, and a scattering of larger homes built in more recent times and located on the south facing slopes of Kemback Hill with many fine country and woodland walks nearby.

St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). Cupar also provides good state schooling at Bell Baxter High School and The High School of Dundee is within easy reach. There is a local primary school approximately two miles away in Strathkinness.

The hamlet is well placed for anyone wishing to commute to Dundee, St Andrews, Kirkcaldy or Glenrothes. Nearby Leuchars and Cupar are on the main Aberdeen to London East Coast rail link, which makes Edinburgh an easily reached destination. Edinburgh airport with its shuttle service to London is approximately fifty miles away and further airport facilities and London flights are available from Dundee.





Exterior

The whole garden area is approx. 1/2 acre.

Shared driveway laid to stone chips leading to private driveway with ample parking and access to single garage.

Beyond the driveway is a further area of garden to the front of the property. This area is bounded by Leylandii hedging with steps down to a paved patio area with well stocked borders and rockery. An area of lawn which is bordered by low level brick wall and cherry blossom trees again with open views over the countryside.

The main garden is to the side of the property comprising large lawn area bounded by Leylandii hedging and gives an open view out over the rolling Fife countryside. Large border area is laid to red stone chips and planted with a variety of evergreens, shrubs and flowering plants. Small circular pond with solar fountain. Circular patio seating area. There is an area to the rear of the property which is approx. 500 square metres and is laid to stone chips and bordered by Leylandii hedging.

Stone chip pathway leads round the property. Oil storage tank to the rear.

Single Garage

Up and over door. Pedestrian door to rear. Power and light.



TOTAL APPROX. FLOOR AREA 135.0 SQ.M. (1453 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Greenacres,BleboCraigsCuparKY155UG

Room Dimensions

Entrance Vestibule		
Hallway		
Sitting Room	17'9" x 16'6"	5.41m x 5.04m
Dining Room	12'7" x 9'1"	3.84m x 2.79m
Family Room	24'5" x 11'0" at widest	7.43m x 3.37m at widest
Kitchen	14'3" x 12'9"	4.34m x 3.88m
Bedroom 1	14'9" x 9'10"	4.48m x 3.01m
Bedroom 2	11'4" x 10'1"	3.45m x 3.07m
Bedroom 3	10'1" x 7'10"	3.08m x 2.40m
Bathroom	10'1" x 5'9"	3.07m x 1.75m





## Greenacres, Blebo Craigs Cupar KY15 5UG

In detail the accommodation comprises:

Four steps lead up to covered veranda.

### Entrance Vestibule

Decorative terracotta brick work. Cloaks hanging area. Halogen downlighter. Carpet floor covering. Opaque glazed door into main hallway.

### Hallway

Large walk-in cupboard with shelving and hanging rail. Double cupboard with fuse box and meters. Radiator. Halogen down lighters. Carpet floor covering. Access hatch to loft space. Panel opaque glazed door with two opaque glazed side panels to sitting room. Doors to kitchen, three bedrooms and bathroom.

### Sitting Room

Large double glazed picture window overlooking the front with panoramic countryside views. Italian Quartzite fireplace with Baxi fire and raised area for TV. Radiator Two wall light fittings. Two ceiling spotlight fittings. Oak flooring. Sliding opaque glazed door into the dining room.

### Dining Room

Double glazed window to rear. Radiator. Halogen spotlights. Carpet floor covering. Door to family room. Door to kitchen.

### Family Room

Double glazed patio doors to front and double glazed full height window to side giving a panoramic view over

the garden ground and the North East Fife countryside. Focal point fireplace with timber mantle, tiled hearth and surround with free standing electric fire. Two radiators. Dado rail. Halogen spotlights. Two wall light fittings, currently used as a family room but could be used as a bedroom if required.

### Kitchen

Two double glazed windows to rear with newly installed fitted units at base and wall level with co-ordinating work surfaces. Stainless steel sink unit. Free standing electric cooker.. Space and plumbing for washing machine. Space for fridge freezer. Decorative ceiling beams and terracotta brick wall. Radiator. Ceiling spotlights. Tiled floor covering. Ample space for family dining table and chairs. Door to hallway. Door to rear garden

### Bedroom 1

Double glazed window to rear. Fitted over bed units with two single wardrobes either side and fitted units above. Full wall of fitted wardrobes with sliding doors. Vanity area with drawer unit and mirror. Radiator. Pendant light fitting. Carpet floor covering.

### Bedroom 2

Double glazed window to front with panoramic countryside views. Radiator. Pendant light fitting. Carpet floor covering.

### Bedroom 3

Double glazed window to front with panoramic countryside views. Fitted wardrobes with sliding doors. Radiator. Dado rail. Pendant light fitting. Carpet floor covering.

### Bathroom

Opaque double glazed window to rear. WC, pedestal wash hand basin and bath. Separate corner shower cabinet with 'Mira' Vista electric shower. Fully tiled walls. Radiator. Heated towel rail. Spotlight fitting. Tiled floor covering.

### Fixtures and Fittings

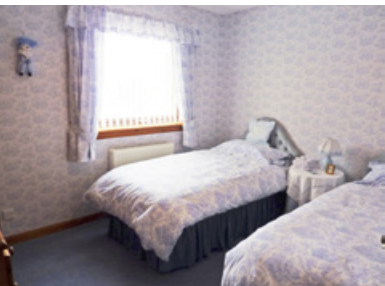
Included within the sale are all the fixed fitted floor coverings.

### Council Tax Band "F"

### EPC Rating "D"

### Directions

On leaving St Andrews (B939) on the road to Strathkinness. Travel past Strathkinness and take the second road on the right signposted for Blebo Craigs (at Electricity substation). Travel up the hill into Blebo Craigs. Turn left at the top and take the next left just before the village hall. Greenacres is located on the left hand side of this shared driveway. A Thorntons 'For Sale' board will be in evidence.





# Thorntons

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3 Public



Single Garage



3 Bed



EPC Rating



1 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

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