



## 4 The Steading, Parkhill Abbey Road, Cupar, KY14 6HH Offers Over £385,000



Upon entering, you're welcomed with a bright and spacious entrance hall which follows through to the magnificent lounge area, which is a perfect space to host family gatherings or cosy up in the winter months. Following through the home you have a large kitchen area with ample storage, great for getting things tucked away. The kitchen also provides access to the rear. There is also a W.C and dining room to complete the ground floor.

Upstairs, this property offers three well-proportioned bedrooms, with one further benefitting from an en-suite. There is also a family bathroom completing the home.

One of the standout features of this property are the breathtaking views that can be enjoyed from various vantage points. The serene landscape creates a tranquil atmosphere, ideal for unwinding after a long day.

The property is set within a farm steading, adding unique character and charm to the home. The surrounding area is rich in natural beauty, offering a peaceful retreat while still being within easy reach of local amenities and transport links.

Do not miss the opportunity to make this lovely house your own.

- 3 bedrooms
- End terrace house
- Country setting
- Car port space plus 1 additional allocated space
- Stunning views
- Close to all local amenities
- Rare to market
- Viewing recommended



4 The Steading, Parkhill, Abbey Road Newburgh, Cupar, KY14 6HH

GROSS INTERNAL AREA

GROUND FLOOR : 1113 sq. ft, 103.4 m<sup>2</sup>, FIRST FLOOR : 1057 sq. ft, 98.2 m<sup>2</sup>

TOTAL: 2170 sq. ft, 201.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Map data ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> Rating)		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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