



## **83 Church Street, Ladybank, Cupar, KY15 7ND**

### **SPACIOUS 5 BED BUNGALOW WITH DETACHED OUTBUILDING LOCATED WITHIN POPULAR TOWN OF CUPAR**

- **Living room with patio doors leading to front garden**
- **Kitchen with excellent storage space**
- **Separate dining room, great for hosting**
- **5 generous sized bedrooms**
- **Bathroom as well as separate shower room**
- **Useful outbuilding and garage included in the sale**
- **Garden grounds surrounding property**
- **Located within popular town**

# Location

Ladybank is home to a selection of everyday amenities including minimarkets, doctor's surgery, pharmacy, Post Office, café, coffee shop, restaurant, pub, hairdressers, and a library. Nearby Cupar offers a wider selection of shops including high-street stores and supermarkets, as well as a range of cafes, coffee shops, restaurants and takeaways, and banks. Cupar is also home to a sports centre which features a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts and outdoor sports pitches. Ladybank is surrounded by scenic countryside and, for the golf enthusiast, the village has its own golf club. Fife Zoo and The Scottish Deer Centre are both within 5 miles.

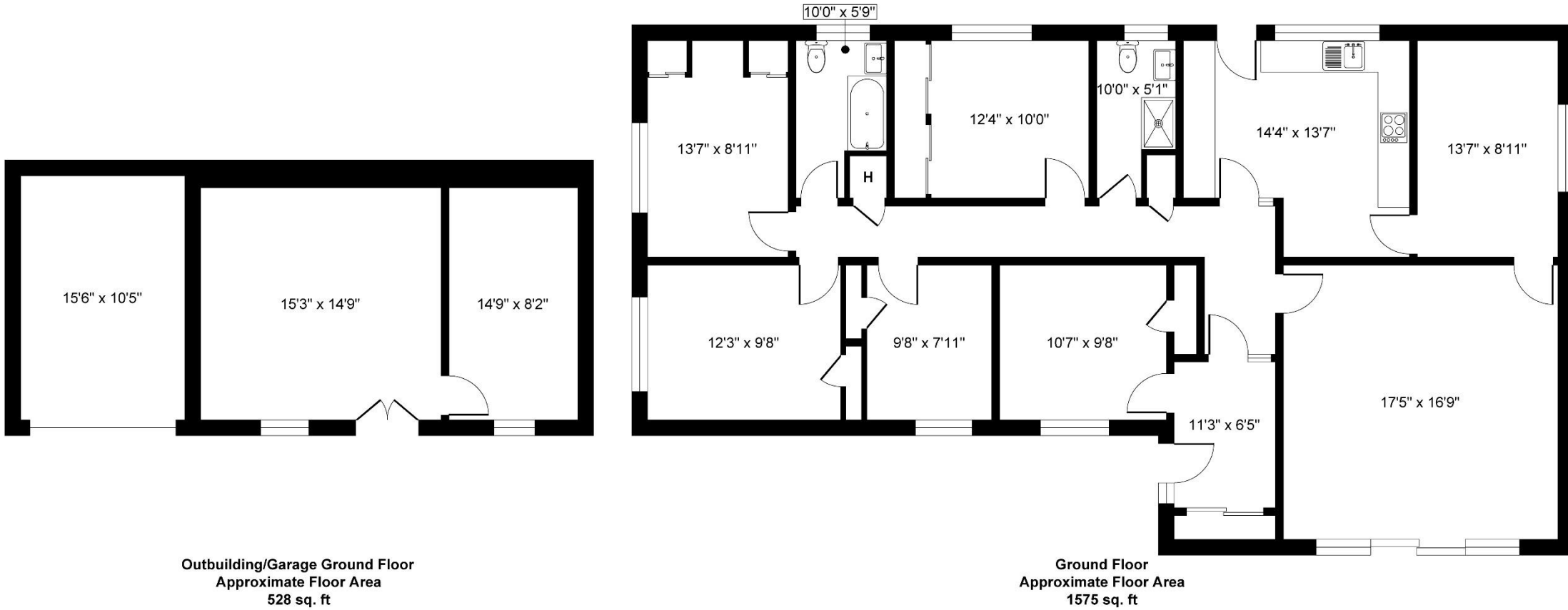
# Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)





# 83 Church Street, Ladybank



**Approx. Gross Internal Floor Area 2103 sq. ft**  
FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified  
Produced by Elements Property

# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

