

**J & G  
WILSON**

25, Glebe Park, Strathmiglo, Cupar, KY14 7QF.

A spacious 2 bedroom upper floor flat with lovely gardens. Offers over £120,000.













## Particulars of Sale

**25, Glebe Park, Strathmiglo, Cupar, Fife, KY14 7QF.**

**M90 motorway 8 miles, Glenrothes 9 miles, Kinross 10 miles, Cupar 11 miles, Perth 14 miles, St Andrews 21 miles, Dundee 23 miles & Edinburgh 36 miles,**

**A SPACIOUS 2 BEDROOM UPPER FLOOR FLAT WITH LOVELY REAR GARDENS, OPEN OUTLOOKS AND STREET PARKING.**

**OFFERS OVER £120,000.**

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### PARTICULARS OF SALE

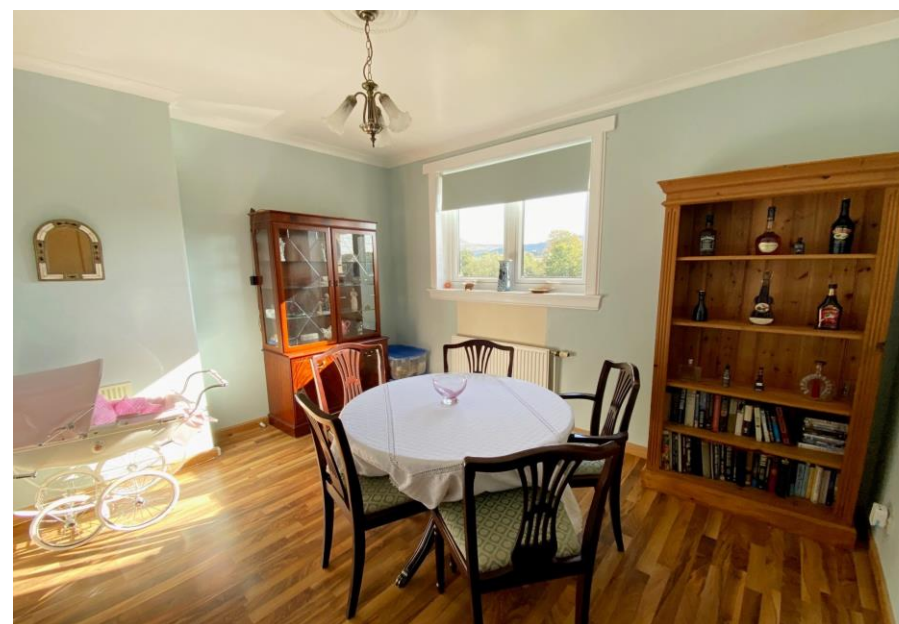
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#### SITUATION

Strathmiglo is a sought after village location with fine commuter links to Cupar, Perth, Glenrothes, St Andrews, Dundee and Perth. It offers a good range of amenities including a nursery and primary school, a shop for every day needs with Post Office, a pub with food and bar facilities, a bowling club, parks, village hall and garage. The surrounding countryside is ideal for scenic walks and wildlife watching. The secondary schooling catchment for the village is Bell Baxter's in Cupar.

The extensive amenities of Glenrothes, Kinross, Cupar, Perth and St Andrews are only a short journey by bus or car and include supermarkets, banks, professional offices, specialist shops, sports clubs, cafes, restaurants and leisure facilities.

The A91 is nearby providing excellent commuter links to Perth, St Andrews and Dundee. There are main line railway stations at nearby Ladybank and Cupar with regular services to Dundee, Aberdeen and Edinburgh. Edinburgh Airport is easily accessible via the A91 and M90 motorway.



## GENERAL DESCRIPTION

A spacious upper floor flat with lovely open outlooks, attractive rear gardens and street parking. The property is ideal for young and mature buyers alike. The village amenities including the primary school are all within easy walking distance.

The property offers a vestibule, a landing reception hall, a spacious lounge, a fitted kitchen with appliances included, 2 double bedrooms and a bathroom with an above bath shower. There is a gas central heating system (recently fitted boiler), double glazing and in built storage space.

The rear gardens are mainly in grass with shrub bed borders and a storage sheds which will be included in the sale.

Viewing is recommended for full appreciation.

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## GENERAL INFORMATION

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**VIEWING** By appointment through the selling agents please telephone J & G Wilson on 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

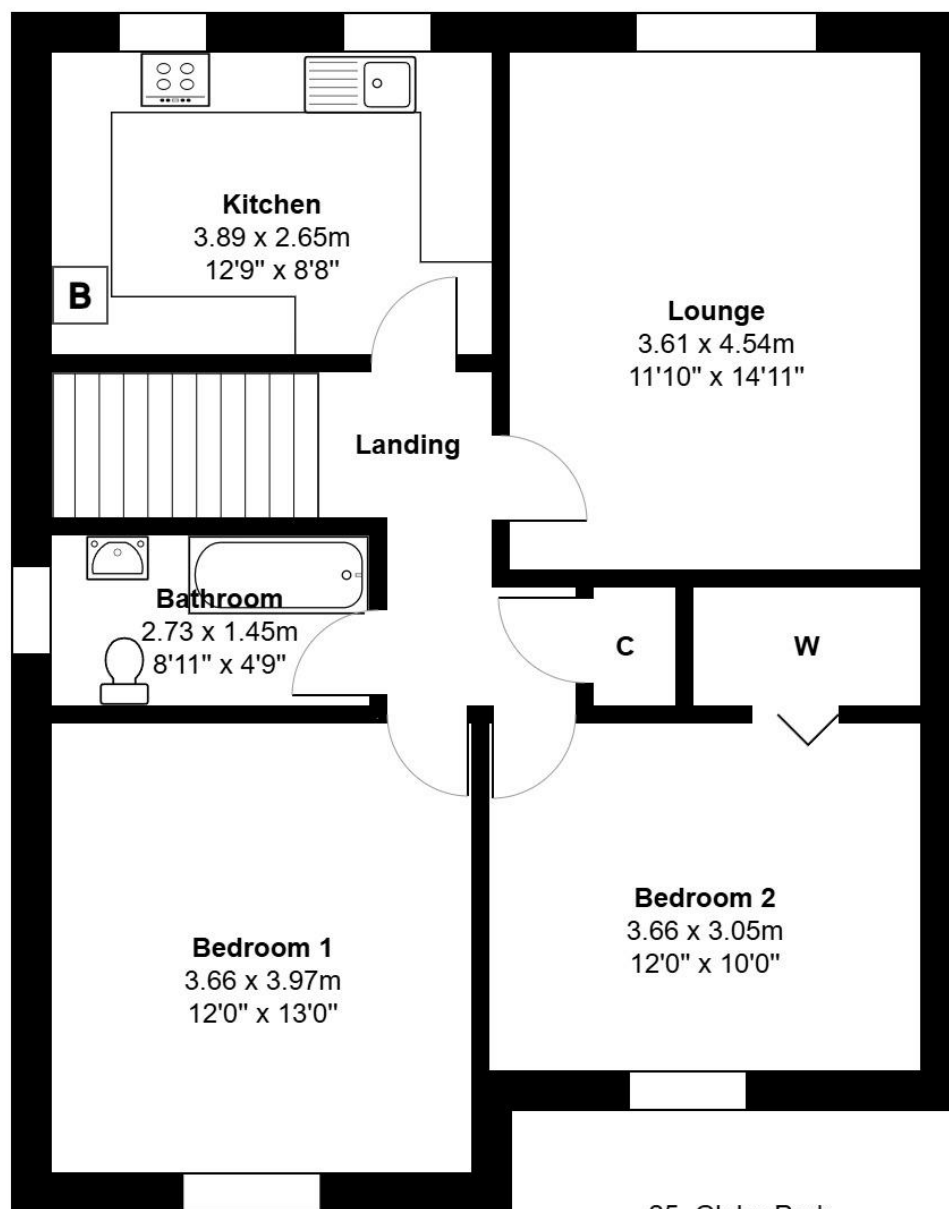
**ENERGY RATING** The property is rated as C (73).

**COUNCIL TAX** The property is band A.

**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 / 07979 105615 or email [d.fergusson@jgwilson.co.uk](mailto:d.fergusson@jgwilson.co.uk)

Particulars prepared September 2025.





25, Glebe Park,  
Strathmiglo,  
KY14 7QF.  
(Not to scale).





#### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

#### Selling Agents

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