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1 Muir Place

Freuchie, Cupar, KY15 7HJ

Offers Over £135,000



New to the market in the ever-popular village of Freuchie, Fife — this 2-bedroom end-terraced villa offers a fantastic opportunity for buyers looking to put their own stamp on a property. Set within a lovely, peaceful location, the home features a bright lounge/dining room with patio doors to the garden, kitchen, two good-sized bedrooms and shower room. Gas central heating, double glazing and generous outdoor space. In need of upgrading throughout, this is an ideal project for first-time buyers, downsizers, or investors seeking potential in a sought-after village setting.

Freuchie is a highly desirable, picturesque village in East Central Fife, located at the foot of the scenic Lomond Hills. Known for its strong community, historic charm and central location, it offers excellent commuter links via the A92 to Edinburgh, Dundee, and St Andrews, plus nearby rail stations in Markinch and Ladybank. Features a well-regarded local primary school, nursery, local shops, a garden centre and traditional pubs. Secondary schooling is available at Bell Baxter High in Cupar. Famous for its historic, attractive conservation area and close proximity to the historic village of Falkland, home to Falkland Palace. Freuchie truly is a lovely place to live!

Viewing by appointment only!



Entrance Porch

Lounge/Dining Room 11'1" x 19'3" (3.39 x 5.89)

A bright and spacious dual-purpose room with ample space for both living and dining furniture. Patio doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless indoor–outdoor flow. Gas fire to wall. A great room to modernise and personalise.

Kitchen 8'4" x 9'9" (2.56 x 2.98)

Located to the rear, the kitchen requires refurbishment but offers a good footprint for redesign. Potential to create a modern, functional workspace with side window and rear door out to garden.

Upper Hallway

Provides access to both bedrooms and shower room. Loft hatch.

Bedroom 14'4" x 10'2" (4.38 x 3.10)

A generous front facing double bedroom with space for freestanding furniture. A bright room with scope to refresh and upgrade. Storage cupboard which also houses the gas boiler.

Bedroom 11'1" x 9'1" (3.39 x 2.78)

A well-proportioned second bedroom, this time to the rear, ideal as a guest room, home office, or child’s bedroom. Another space ready for modernisation.

Shower Room

Fitted with a shower enclosure, WC and wash-hand basin. Functional but would benefit from upgrading to create a contemporary bathroom.

Gas Central Heating

The property benefits from gas central heating throughout with the boiler located in bedroom one cupboard.

Double Glazing

Double glazing to windows and door panes

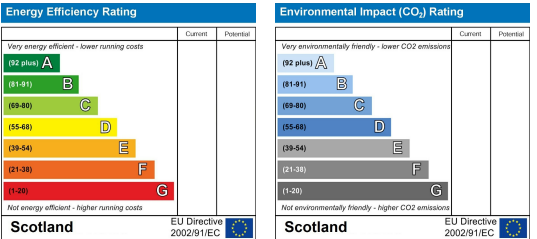
Gardens

The property enjoys a lovely setting with gardens to the front and rear. The front garden is mainly chipped and paved for easy maintenance. The rear garden offers excellent potential for landscaping, outdoor seating, or family use. Again paved and chipped, enclosed by fencing. A great space to enjoy the good weather when it comes!

Area Map



Energy Efficiency Graph



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