







Thorntons are delighted to bring to the market this individually designed Executive Detached Villa situated in the hamlet of Baldinnie, located only 5 miles from St Andrews and approx. 3 miles from Cupar and with easy access to all major routes to towns and cities further afield.

*Mayflower is a capacious detached family home with lovely gardens surrounding the property on all sides, a large driveway to the front leading to a substantial double garage with ample space for two large cars along with storage space. To the rear of the property there are open countryside views.*

The accommodation comprises entrance vestibule, hall, living room, dining room, family/sun room, dining kitchen, utility, five bedrooms, study/nursery, 4 bathrooms (2 en-suites and family bathroom upstairs and WC downstairs).

Viewing is highly recommended to appreciate all this property has to offer on accommodation and location. This property benefits from double glazing, oil central heating and hydro clear septic tank.

For access to local primary and secondary schools, private taxi's are provided by the local authority. Cupar enjoys a wide range of amenities including good local shops, excellent sports facilities and two primary schools, secondary education being provided by the well known Bell Baxter High School. Elmwood College is internationally recognised as a Centre of Excellence in golf related studies and as specialists in providing land-based education as well as offering a range of other courses.

One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages. EPC Rating - C.





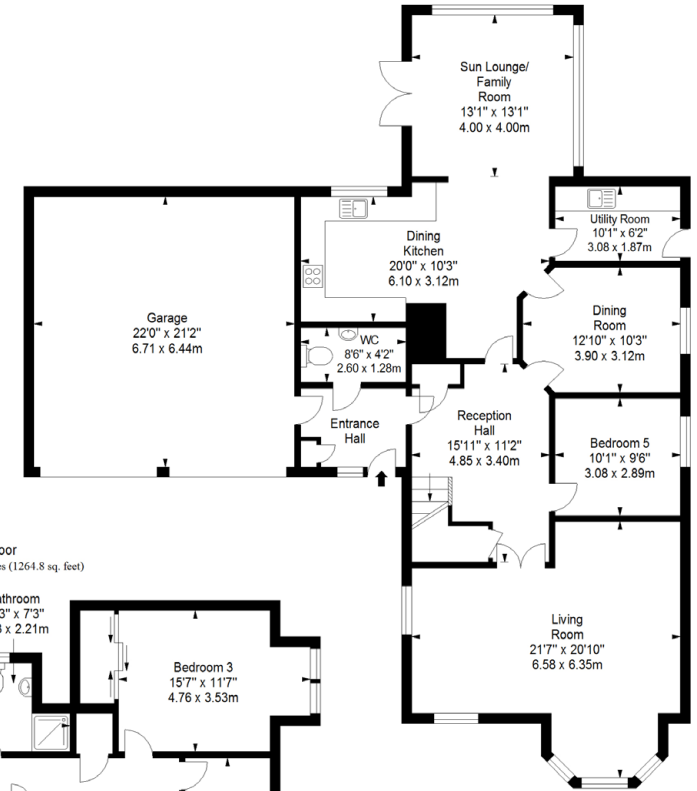
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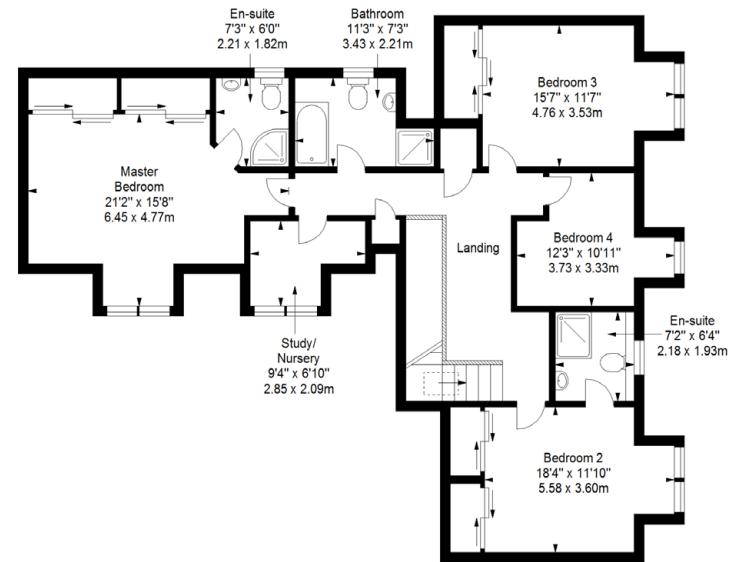




Ground Floor  
Approx. 170.3 sq. metres (1833.2 sq. feet)



First Floor  
Approx. 117.5 sq. metres (1264.8 sq. feet)



Total area: approx. 287.8 sq. metres (3098.0 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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All you need