

Eden Park House
Eden Park, Cupar



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A Landmark Restoration in the Heart of Fife

Eden Park House represents a rare opportunity to own a home within one of Cupar's most distinctive historic buildings. Set in an elevated position overlooking the town and surrounding countryside, this handsome Category B Listed residence is being carefully transformed into an exclusive collection of just four luxury apartments.

Combining the elegance of traditional architecture with the comfort and efficiency of contemporary living, the development has been designed to preserve the building's impressive character while delivering beautifully appointed homes suited to modern lifestyles. Original proportions, sash windows and historic detailing sit alongside thoughtfully specified interiors, renewable energy technology and high-quality finishes throughout.

With only four residences available, Eden Park House offers both exclusivity and a sense of permanence, creating a unique opportunity for purchasers seeking a distinctive home in a highly accessible Fife location.



The Development

The conversion of Eden Park House has been undertaken with a careful and sympathetic approach, ensuring the historic integrity of the building is preserved while creating four exceptional homes.

Extensive refurbishment works include conservation-led restoration of the stonework, comprehensive upgrades to insulation, acoustic performance and fire safety systems, alongside the installation of new mechanical and electrical services throughout. Original timber sash windows are being retained and refurbished, complete with upgraded brass ironmongery, new sash cords and secondary glazing to enhance thermal efficiency and comfort whilst protecting the building's heritage character.

Internally, each apartment has been thoughtfully designed to maximise natural light, retain a sense of scale and provide practical, contemporary accommodation. Elegant interior finishes, carefully selected materials and modern layouts combine to create homes that are both stylish and functional.



Garden Apartment 4

127 sq m
GARDEN FLAT 4, 1 bedroom

Positioned within the lower level of Eden Park House, Garden Flat 4 offers an exceptional blend of character, space and privacy. Extending to approximately 127 sq m, the apartment has been thoughtfully designed to maximise natural light and create a seamless flow between the principal living areas and bedrooms.

Generously proportioned accommodation is complemented by elegant period window openings, contemporary finishes and carefully considered storage throughout. Offering the feel of a traditional home combined with the convenience of modern apartment living, Garden Flat is ideally suited to those seeking space, comfort and a unique setting within this historic conversion.



Living Room
5.1m x 4.6m (16'9" x 15'1")

Dining Kitchen
5.1m x 4.6m (16'9" x 15'1")

Bedroom
4.7m x 4.6m (15'5" x 15'1")

Bedroom/Study
2.6m x 2.7m (8'6" x 8'10")

Bathroom
2.1m x 3.2m (6'11" x 10'6")

Utility
2.2m x 3.2m (7'3" x 10'6")





Ground Floor Apartment 3

95 sq m
FLAT 3, two bedrooms

Ground Floor Flat 3 offers a well-balanced and highly efficient layout extending to approximately 95 sq m. Designed for comfortable everyday living, the apartment combines bright accommodation with a carefully considered floorplan that maximises both space and functionality.

Contemporary interiors sit alongside the character and charm associated with this handsome listed building, creating a welcoming home finished to an exceptional standard. Ideal for professionals, downsizers or those seeking a low-maintenance lifestyle, Flat 3 presents a wonderful opportunity to become part of this exclusive development.



Living/Dining Kitchen
4.8m x 7.2m (15'9" x 23'7")

Bedroom 1
4.1m x 3.7m (13'5" x 12'2")

En-suite
3.0m x 1.6m (9'10" x 5'3")

Bedroom 2
3.0m x 4.0m (9'10" x 13'1")

Shower Room
2.1m x 2.0m (6'11" x 6'7")



Ground Floor Apartment 2

143 sq m
FLAT 2, three bedrooms

Ground Floor Flat 2 is one of the largest apartments within the development, offering substantial accommodation arranged around bright and beautifully proportioned living spaces. Original architectural features combine effortlessly with contemporary specification, creating a home that feels both timeless and practical.

Large windows flood the interior with natural light, while generous room sizes provide flexibility for modern lifestyles. This impressive apartment delivers a rare combination of period elegance, energy-efficient living and high-quality finishes within one of Cupar's most distinctive residential conversions.

Living/Dining/Kitchen	5.2m x 7.6m (17'1" x 24'11")
Bedroom 1	4.1m x 3.4m (13'5" x 11'2")
En-suite	3.0m x 1.5m (9'10" x 4'11")
Bedroom 2	3.0m x 4.3m (9'10" x 14'1")
Bedroom 3	3.2m x 4.0m (10'6" x 13'1")
Shower Room	2.2m x 2.3m (7'3" x 7'7")
Utility	2.2m x 1.6m (7'3" x 5'3")



First Floor Duplex Apartment 1

201 sq m
First Floor/Attic Floor, 4 bedrooms

Occupying the upper levels of Eden Park House and extending to an impressive 201 sq m, the Duplex Apartment is the flagship residence within the development. Arranged over two floors, this exceptional home offers a rare sense of scale, with expansive living accommodation complemented by spacious bedrooms and elegant architectural detailing throughout.

The upper floor creates a private retreat, while the principal living spaces make full use of the building's impressive proportions, high ceilings and large sash windows. Combining the grandeur of a period home with the convenience of contemporary apartment living, this remarkable duplex offers a unique lifestyle opportunity within one of Fife's most distinctive conversions.



Living/Dining/Kitchen
5.2m x 9.6m (17'1" x 31'6")

Bedroom 1
4.9m x 4.0m (16'1" x 13'1")

En-suite
1.8m x 2.3m (5'11" x 7'7")

Bedroom 2
4.9m x 2.8m (16'1" x 9'2")

Study
2.6m x 2.5m (8'6" x 8'2")

Bathroom
1.9m x 2.3m (6'3" x 7'7")

Bedroom 3
3.9m x 6.2m (12'10" x 20'4")

Bedroom 4
3.5m x 6.2m (11'6" x 20'4")

Shower Room
2.6m x 1.0m (8'6" x 3'3")





Specification Highlights

Building & Fabric

- Category B Listed building conversion
- Conservation-led restoration throughout
- Refurbished original timber sash windows
- Secondary glazing for improved thermal and acoustic performance
- Upgraded roof construction and insulation
- Enhanced acoustic separation between apartments
- Fire-rated floor and ceiling construction
- Domestic sprinkler system installed throughout the building

Kitchen

- Contemporary fitted kitchen
- Integrated oven, hob and extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer
- Soft-close cabinetry
- LED under-unit lighting
- Choice of finishes available for off-plan purchasers

Bathrooms

- Contemporary sanitaryware
- Thermostatic shower systems
- Heated towel radiators
- Vanity storage units
- High-quality tiling
- Choice of selected finishes available for off-plan purchasers

Heating & Electrical

- Gas central heating
- High-efficiency boiler system
- Pressurised hot water system
- LED lighting throughout
- Brushed chrome sockets and switches
- Fibre broadband provision
- Smart heating controls

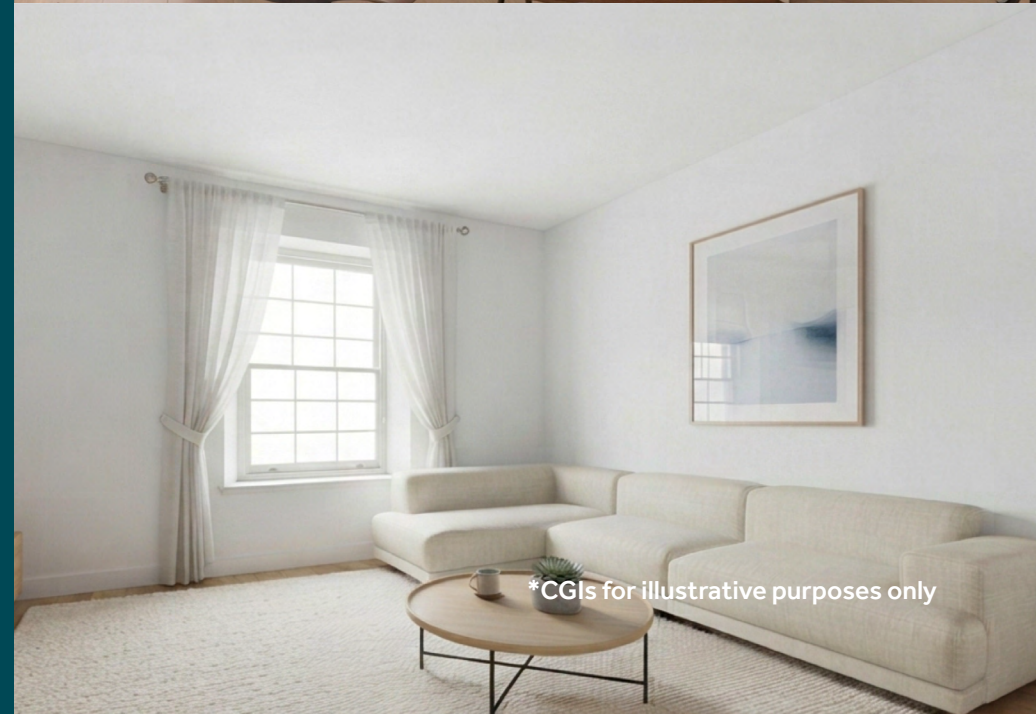
External & Sustainability

- Two allocated parking spaces per apartment
- EV charging provision within the development
- Communal landscaped grounds
- External lighting
- Bin storage area
- Photovoltaic solar panels serving three apartments

| Eden Park House, Eden Park, Cupar, Fife, KY15 4HS



*CGIs for illustrative purposes only



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Location

Situated in the county town of Cupar, Eden Park House enjoys an excellent position within one of Fife's most established and well-connected communities.

Cupar offers a comprehensive range of amenities including independent retailers, supermarkets, cafés, restaurants and leisure facilities, alongside highly regarded primary and secondary schooling. The town benefits from a railway station providing direct links to Dundee, Edinburgh and beyond, making it an attractive base for commuters.

The wider area is renowned for its scenic countryside, charming villages and proximity to the East Neuk coastline. St Andrews, with its world-famous golf courses, university and beaches, lies just a short drive away, whilst Dundee and Perth can be readily accessed for wider shopping, business and cultural amenities.

Surrounded by rolling Fife countryside yet within easy reach of major transport links, Eden Park House offers a lifestyle that combines tranquillity, convenience and connectivity.



A rare opportunity

With its handsome listed architecture, limited number of residences and carefully considered specification, Eden Park House presents a rare opportunity to acquire a home that combines architectural heritage with contemporary comfort.

Whether as a main residence, downsizing opportunity or investment in one of Fife's most desirable locations, these exceptional apartments offer an enduring sense of quality and character that is seldom available in the modern marketplace.



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