Eden Park Lodge

Eden Park, Cupar

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A Contemporary Home in a Historic Setting

Eden Park Lodge will offer a rare opportunity to acquire a beautifully designed new home within the exclusive grounds of Eden Park. Scheduled for completion in Spring 2027, this architect-designed two-bedroom residence has been carefully conceived to complement the historic character of the surrounding estate while embracing contemporary design, energy efficiency and modern living.

Positioned within a private landscaped setting, the lodge will combine natural stone finishes, traditional slate roofing and carefully considered architectural detailing with bright, open-plan interiors. Designed on a single level, the accommodation will provide an ideal balance of comfort, practicality and style, creating a home equally suited to downsizers, professionals or those seeking a low-maintenance lifestyle in a desirable Fife location.

Generous glazing and a sheltered outdoor living area will create a seamless connection between the interior and the garden, allowing natural light to flood the principal living spaces and enhancing the sense of space throughout.

The Lodge

At the heart of the home will be a spacious open-plan lounge, dining and kitchen area designed for contemporary living and entertaining.

The principal bedroom will benefit from en-suite facilities, while a second double bedroom and separate study will provide flexibility for guests, home working or hobbies. A contemporary shower room and practical utility room will further enhance the functionality of the layout.

Built with sustainability at its core, the property will incorporate modern energy-efficient construction and an air source heat pump system, helping to reduce running costs while maintaining year-round comfort.

*CGIs for illustrative purposes only

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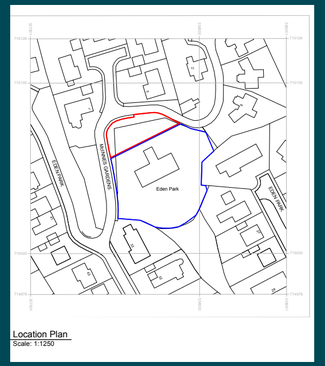
Site Plan



Location Plan
Scale: 1:1250

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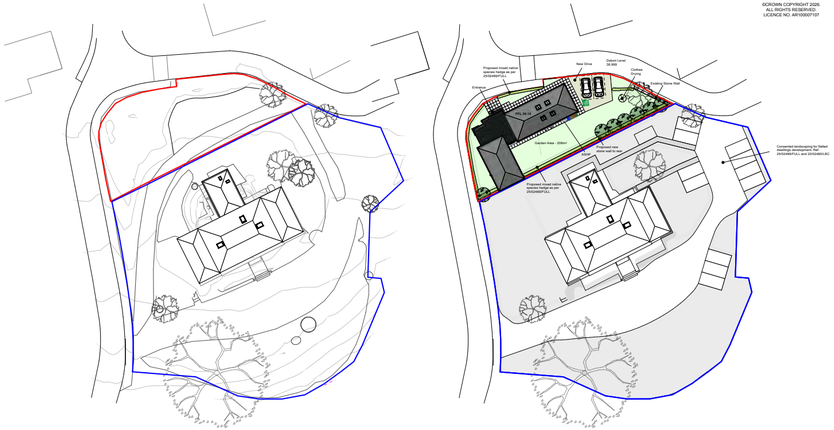

Existing Block Plan
Scale: 1:500

New Drive
Garden Level
39.999
Existing
Entrance
Proposed raised native hedge as per 2025/0499/FUL
Proposed raised native hedge as per 2025/0499/FUL
Garden Area - 200m²
Proposed new low wall to match
Proposed new low wall to match
Proposed raised native hedge as per 2025/0499/FUL
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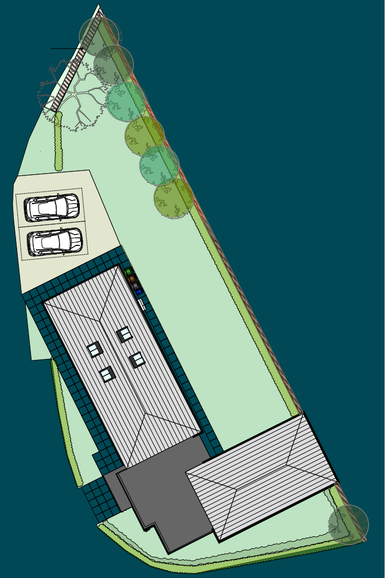

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Proposed Elevations

Proposed North Elevation
Scale: 1:100

Proposed West Elevation
Scale: 1:100

2 1 0 2 4 6 8 10
Scale 1:100 m

Proposed East Elevation
Scale: 1:100

Proposed South Boundary Elevation
Scale: 1:100

Proposed South Elevation
Scale: 1:100

Specification Highlights

Building & Design
- Architect-designed single-storey home
- Natural stone exterior detailing
- Traditional slate roofing
- Contemporary open-plan layout
- Private landscaped garden
- Covered outdoor patio area

Kitchen
- Contemporary fitted kitchen
- Integrated appliances
- Modern cabinetry and worktops
- Open-plan dining area

Bathrooms
- En-suite shower room to principal bedroom
- Contemporary sanitaryware
- High-quality fittings and finishes

Heating & Sustainability
- Air source heat pump
- Energy-efficient construction
- Modern insulation standards
- Double glazed windows and doors

External
- Private garden
- Landscaped grounds
- Off-street parking
- Native planting and boundary landscaping

Location

Situated within the established Eden Park community, Eden Park Lodge enjoys an excellent position within the county town of Cupar. The town offers a comprehensive range of amenities including independent retailers, supermarkets, cafés, restaurants and leisure facilities, together with highly regarded primary and secondary schooling. Cupar railway station provides direct links to Dundee, Edinburgh and beyond, making it an attractive location for commuters.

The wider area is renowned for its rolling countryside, charming villages and proximity to the East Neuk coastline. The historic town of St Andrews lies approximately nine miles away and is internationally recognised for its university, championship golf courses and beautiful beaches. Dundee and Perth are also readily accessible, providing further shopping, business and cultural amenities.

*CGIs for illustrative purposes only

A rare opportunity

Combining contemporary architecture, energy-efficient design and an attractive private setting, Eden Park Lodge will present a unique opportunity to purchase a thoughtfully designed new home within one of Cupar's most distinctive residential developments. With anticipated completion in Spring 2027, the property offers purchasers the chance to secure a high-quality home in an established and highly accessible Fife location.

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