

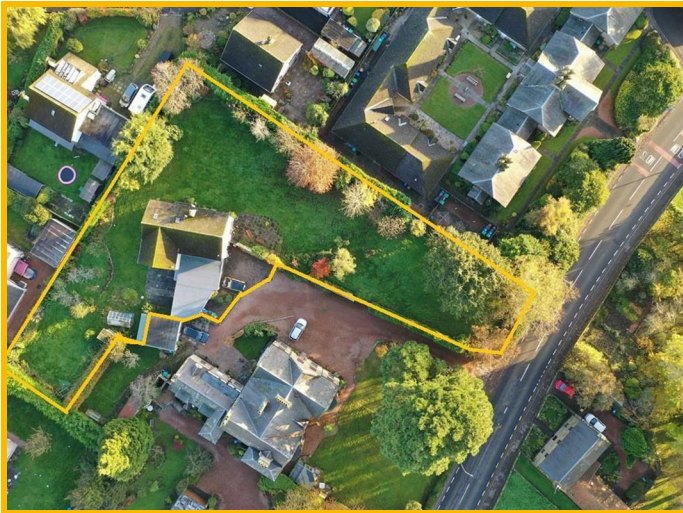


Skelpie Park South Road, Cupar, KY15 5JF

Offers Over £450,000



BEAUTIFUL 5 Bedroom 4 Reception Detached Villa on a SUBSTANTIAL PLOT in a SOUGHT-AFTER location with GREAT COMMUTER LINKS, close proximity of local amenities including Primary/Secondary Schools, shops, health/leisure facilities and train station. Ideal for a family. Accommodation: Hall, sitting room, living room, dining room, family room, dining kitchen, laundry, W.C, 5 double bedrooms and 2 bathrooms. DG. GCH. Garage/workshop. Extensive Gardens. PERSONAL PROPERTY TOUR available online.



LOCATION

The former market town of Cupar offers a superb range of local amenities with a good selection of shops, supermarkets, pubs, restaurants, and leisure facilities, while just a short drive (10 miles) to the East lies the ancient and historic university town of St Andrews, also renowned worldwide as the "Home of Golf". The City of Dundee is approximately 14 miles by car and home to Scott's ship RRS Discovery and is now the location for the Victoria and Albert Museum. Education is locally served at nursery and primary level through Castlehill primary and secondary at Bell Baxter High, one of Fife's top performing schools. Dundee and Edinburgh can be reach via the A92 by car or through the local train station.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door with opaque glazed inlet leading into the spacious vestibule and into the main reception hall. Carpeted stairs leading to the upper landing. Radiator. Carpeted.

SITTING ROOM

16'7" x 13'1" (5.08m x 4.00m)

Bright sitting room with double-glazed window to the side overlooking the garden. Open fireplace with beautiful stone surround and timber hearth. Radiator. Carpeted. Sliding patio door provides further natural light and access to the patio and front garden.

FAMILY ROOM

20'4" x 17'0" (6.22m x 5.20m)

Spacious family room with double-glazed windows to the front. Fitted furniture provides an abundance of shelving/storage space and creates ample fixed window seating. 2 electric heaters. Vinyl flooring. Patio doors provide access to the rear patio and garden.

LIVING ROOM

13'9" x 13'3" (4.21m x 4.04m)

Spacious with double-glazed bay window overlooking the side garden. Radiator. Carpeted.

DINING ROOM

13'0" x 9'10" (3.98m x 3.01m)

Good sized dining room with double-glazed windows to the side and rear providing ample natural light. Service hatch from the dining kitchen. Radiator. Carpeted.

DINING KITCHEN

16'6" x 10'4" (5.04m x 3.15m)

Spacious dining kitchen comprises: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include gas hob, extractor fan above, 2 eye level ovens and a dishwasher. Ample space for dining furniture. Double-glazed window to the rear. Dado rail. Radiator. Vinyl flooring. Doorway to the laundry.

LAUNDRY

14'6" x 6'6" (4.43m x 1.99m)

Convenient laundry with double-glazed windows to the rear and side. Fitted wall mounted, floor standing units with contrasting worktops, Belfast sink and tiled splashbacks. Wall mounted gas central heating condensing boiler. Vinyl flooring. Timber door provides access to the rear patio and garden.

W.C

5'8" x 3'10" (1.74m x 1.17m)

2-piece suite comprises: W.C and wash hand basin. Fully wet walled. Vinyl flooring.

UPPER LANDING

Bright upper landing with double-glazed window to the side. Cupboards provide an abundance of shelving/storage space and housing for the hot water tank. Hatch provides access to the floored attic via a fixed ladder. The attic has an abundance of fixed shelving space. Radiator. Carpeted.

BATHROOM

9'1" x 7'6" (2.79m x 2.31m)

Luxury 4-piece suite comprises: W.C, wash hand basin, bath and shower enclosure with sliding doors and electric shower unit. Double-glazed window to the front. Fully tiled. Vertical radiator. Vinyl flooring.

BEDROOM 1

15'3" x 13'2" (4.66m x 4.03m)

Spacious double bedroom with double-glazed windows to the front and side with hillside views. Fitted wardrobes provide drawer storage with hanging/shelving/storage space. Radiator. Laminate flooring.

BEDROOM 2

13'3" x 10'3" (4.06m x 3.14m)

Additional double bedroom with double-glazed window to the rear with hillside views and overlooking the side garden. Radiator. Carpeted.

BEDROOM 3

14'9" x 13'5" (4.50m x 4.09m)

Further double bedroom with double-glazed windows to the rear and side. Fitted furniture provides hanging/shelving/storage space and a desk/vanity area. Radiator. Carpeted.

BEDROOM 4

11'1" x 8'7" (3.38m x 2.62m)

Double bedroom with double-glazed window to the side. Cupboard provides hanging/shelving/storage space. Radiator. Carpeted.

BEDROOM 5

11'1" x 10'11" (3.39m x 3.33m)

Additional double bedroom with double-glazed window to the side. Fitted furniture provides hanging/shelving/storage space and a vanity area. Radiator. Carpeted.

BATHROOM

8'1" x 5'9" (2.47m x 1.76m)

Contemporary 3-piece suite comprises: W.C, vanity wash hand basin and bath with fixed screen and electric shower unit. Double-glazed window to the side. Fully wet walled. Vertical radiator. Vinyl flooring.

GARDEN

The property is situated within a wrap-around, enclosed garden providing a phenomenal amount of secure outdoor space ideal for children and pets to play. To the front of the property is a gravel driveway leading to the garage and provides ample off-street parking to the front with a garage/workshop. The garden has a vast variety of plants, shrubs and trees providing bursts of colour all year round. 2 paved patios provide the perfect locations for garden furniture to relax while entertaining family and friends in the sun. A greenhouse provides an ideal location for the keen gardener to grow seedlings or home-grown produce. A timber door provides access to the rear of the garage/workshop.

GARAGE / WORKSHOP

19'8" x 18'9" (6.00m x 5.74m)

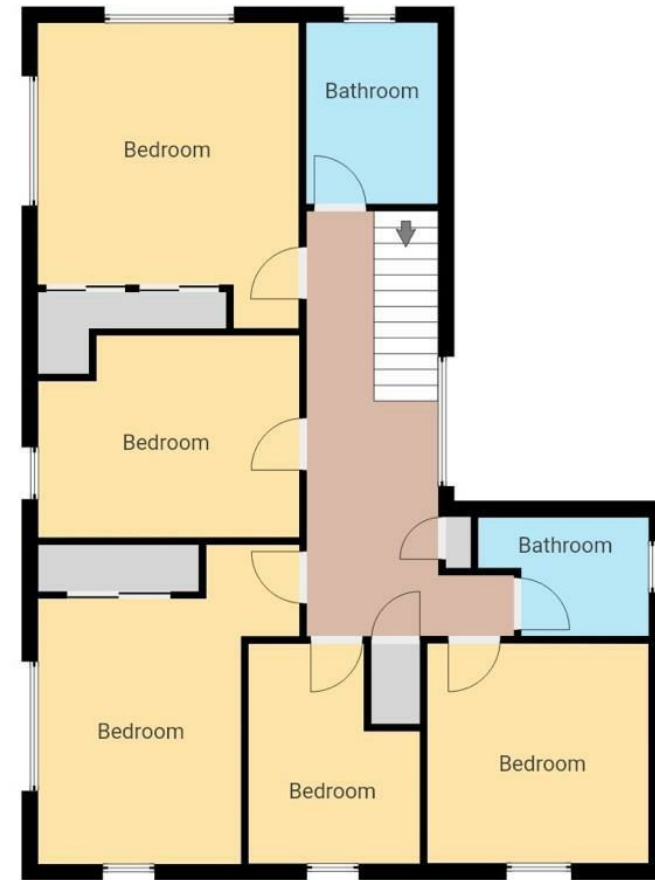
Accessed via an up and over metal door, providing secure parking with ample space for a workshop. Provision for light and power with a concrete floor.

AGENTS NOTES

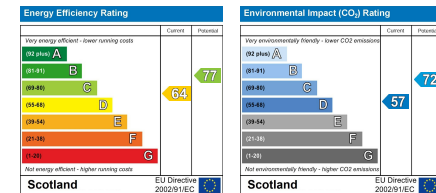
Please note that all room sizes are measured approximate to widest points.







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