



**Bowburn Baldinnie, Ceres, Cupar, KY15 5LD**  
**Offers Over £375,000**



Beautiful 5 Bedroom Detached Villa ready to move in, on a SUBSTANTIAL PLOT with VIEWS OVER THE COUNTRYSIDE, in an IDYLLIC LOCATION with a short drive to Cupar (approx. 5 miles) and St Andrews (approx. 8 miles) providing all necessary amenities and schooling making this an ideal lifestyle choice for a family. Accommodation: Hall, boot room, sitting room, dining kitchen, 5 double bedrooms, shower room and bathroom. DG. GCH. Gardens. Off street parking. Double garage with home office above. PERSONAL PROPERTY TOUR available online.



## LOCATION

Baldinnie is a hamlet consisting of a small handful of houses less than 2 miles Southeast of Pitscottie surrounded by Fife's beautiful countryside. Amenities including health services, leisure facilities, shops, bars and restaurants can be found just a short drive away in Cupar (approx. 5 miles) or St Andrews "The Home of Golf" (approx. 8 Miles). Cupar train station provides excellent commuter links servicing the Perth and Aberdeen/Dundee to Edinburgh routes with further commuter links via the A91 and A92. Several Primary school options nearby with Secondary level education being provided by St Andrews Madras College or Bell Baxter High School in Cupar.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via the vestibule with doorways to the boot room and lower hallway. Carpeted stairway with timber balustrade and Velux window leads to the upper landing. Cupboards provide shelving/storage space. Coving. Radiator. Carpeted.

## BOOT ROOM

6'4" x 4'5" (1.94m x 1.36m)

Convenient boot room with opaque double-glazed window to the front. Ample space to add fitted shelving/storage with provision in place for light and power. Vinyl flooring.

## SITTING ROOM

14'8" x 13'6" (4.48m x 4.12m)

Bright sitting room with double-glazed window to the front. Coving. Radiator. Laminate flooring. Glazed timber double doors lead to the dining kitchen.

## DINING KITCHEN

21'9" x 10'5" (6.63m x 3.18m)

Spacious fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashback. Integrated appliances include electric hob, extractor fan above and eye level oven. Ample space for freestanding appliances and dining furniture. Double-glazed window to the rear overlooking the garden. Coving. Radiator. Doorway and sliding patio doors provide access to the rear garden and decking. Laminate flooring.

## BEDROOM 1

14'0" x 11'1" (4.29m x 3.39m)

Spacious double bedroom with double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

14'0" x 9'10" (4.28m x 3.01m)

Additional double bedroom with double-glazed window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

## BATHROOM

10'5" x 6'9" (3.18m x 2.06m)

4-piece suite comprising: W.C, wash hand basin, claw foot tub and a walk-in shower enclosure with a fixed screen and an electric shower unit. Opaque double-glazed window to the rear. Partially tiled. Vertical radiator. Tiled flooring.

## UPPER LANDING

Hatch provides access to the roof space. Cupboard houses the gas central heating condensing combi boiler and provides additional storage space. Carpeted.

## BEDROOM 3

15'7" x 15'7" (4.77m x 4.76m)

Spacious and bright double bedroom with Velux windows to the front and rear with gorgeous countryside views reaching as far as the Lomond Hills. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 4

16'2" x 7'6" (4.94m x 2.31m)

Additional double bedroom with Velux window to the front with countryside views. Radiator. Carpeted.

## BEDROOM 5

15'4" x 7'7" (4.68m x 2.32m)

Further double bedroom with Velux window to the rear with countryside views again reaching as far as the Lomond Hills. Radiator. Carpeted.

## SHOWER ROOM

7'3" x 6'2" (2.21m x 1.88m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with folding door and a thermostatic control shower. Velux window to the rear. Partially wet walled. Vertical radiator. Vinyl flooring.

## GARDEN

To the front of the property is low maintenance driveway laid with gravel providing off street parking for multiple vehicles and access to the double garage. A timber gate to the side leads to the enclosed rear garden. The split-level rear garden is mainly laid to lawn with borders containing an array of plants, shrubs and mature trees providing colour throughout the seasons. A raised area of timber decking is ideal for garden furniture to relax and enjoy recreation time in the sun and entertaining outdoors with gorgeous countryside views. Calor gas tank located at the far end of the garden.

## DOUBLE GARAGE

22'10" x 15'4" (6.96m x 4.68m)

Double garage provides secure parking accessed via a metal up and over door with ample space for additional storage. Provision for light, power and plumbing with concrete flooring. Windows to the side and rear provide natural light with a timber door providing access to the garden. Timber staircase leads to a home office area.

## HOME OFFICE

15'7" x 15'1" (4.77m x 4.61m)

Spacious multi-purpose conversion above the double garage ideal for use as a home office with Velux window to the rear. Eaves cupboards provide storage. Provision for light and power with laminate flooring.

## AGENTS NOTES

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









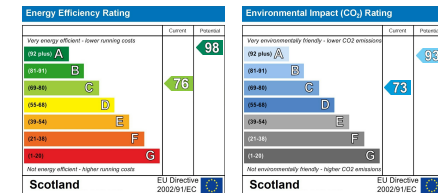


**Ground Floor**



**First Floor**

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