



12 Well Street, Cupar, KY15 4AX
Offers Over £220,000



FANTASTIC 4 Bedroom End Terraced Villa with a BEAUTIFUL LANDSCAPED GARDEN located just a short walk to the nearby local amenities including the shops, cafes, health/leisure facilities and Primary/Secondary School with EXCELLENT COMMUTER LINKS via the local Train Station or A92 ideal for Dundee/Edinburgh routes. Accommodation comprises: Hall, living room, dining kitchen, master bedroom with an ensuite shower room, 2 further double bedrooms, good-sized single bedroom and a bathroom. DG. GCH. Garden. 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 reached 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 inlets leading into the lower hallway. Carpeted stairs with timber balustrade lead to the upper landing. Radiator. Laminate flooring.

LIVING ROOM

15'2" x 14'3" (4.63m x 4.36m)

Spacious living room with double-glazed window to the front. Feature fireplace with an gas fire set in a brick surround. Coving. Radiator. Carpeted. 2 stairs lead to the inner hall.

INNER HALL

Bright inner hall with an opaque double-glazed window to the side. Cupboard provides shelving/storage space. Radiator. Laminate flooring.

DINING KITCHEN

14'11" x 14'3" (4.56m x 4.36m)

Bright and spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Ample space for several freestanding appliances and dining furniture. Pantry cupboard houses the gas central heating combi boiler with additional

shelving/storage space. Double-glazed windows to the side and rear overlooking the garden. Radiator. Laminate tile effect flooring. Double-glazed timber door provides access to the rear garden.

BATHROOM

6'4" x 6'3" (1.94m x 1.92m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and thermostatic control shower overhead. Opaque double-glazed window to the side. Fully tiled. Radiator and heated towel rail. Laminate tile effect flooring.

MASTER BEDROOM

11'2" x 9'8" (3.41m x 2.95m)

Ground floor master bedroom with double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Additional storage cupboards. Coving. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

7'8" x 5'8" (2.34m x 1.74m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding door and a thermostatic control shower. Fully tiled. Radiator. Laminate flooring.

UPPER LANDING

Provides access to 2 double bedrooms and a good-sized single bedroom. Carpeted.

BEDROOM 2

17'0" x 7'11" (5.20m x 2.43m)

Bright double bedroom with double-glazed windows to the front and rear overlooking the garden. Built-in wardrobe provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 3

17'0" x 8'1" (5.20m x 2.47m)

Additional double bedroom with double-glazed windows to the front and rear. Alcove provides display/shelving/storage space. Coving. Radiator. Carpeted.

BEDROOM 4

13'5" x 5'9" (4.10m x 1.76m)

Good-sized single bedroom ideal for use as a home office with double-glazed window to the front. Alcove and a cupboard provide shelving/storage space. Radiator. Carpeted.

GARDEN

To the rear of the property is a multi-level garden with areas of lawn and borders containing an array of beautiful plants and shrubs providing colour throughout the seasons. The garden has a lower and upper patio both ideal for garden furniture to relax and enjoy recreation time in the sun and entertaining family and friends. A timber summer house provides a sheltered spot to enjoy time outdoors in all weathers. Good-sized greenhouse provides the perfect spot to grow your own home produce. Timber shed provides outdoor storage space. Access to a shared pond via a timber gate to the side of the property.

AGENTS NOTES

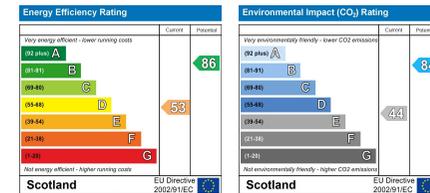
Please note that all room sizes are measured approximate to widest points.







THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.