



**Dalgairn Lodge Bank Street, Cupar, KY15 4JU**  
**Offers Over £200,000**



Stunning 2 Bedroom Detached Lodge with some UNIQUE FEATURES, located on a SUBSTANTIAL PLOT within walking distance of all essential local amenities. GREAT COMMUTER LINKS via the A92 and local train station ideal for Dundee/ Edinburgh and Perth. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a shower room. DG. GCH. Wrap around gardens. Driveway. 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.

#### ENTRANCE

Access is via a double-glazed timber door leading into the kitchen.

#### KITCHEN 15'11" x 6'10" (4.87m x 2.09m)

Fitted kitchen comprising: Floor standing units with solid wood worktops and a stainless-steel sink. Integrated appliances include gas range cooker with extractor fan above and an oven below. Space for freestanding appliances. 2 double-glazed windows to the front. Wall mounted gas central heating combi boiler. Exposed stone wall detail. Radiator. Tiled flooring. Access to the inner hall.

#### INNER HALL

Hatch provides access to the roof space. Cornicing. Radiator. Carpeted.

#### LIVING ROOM 12'11" x 11'1" (3.96m x 3.40m)

Bright living room with double-glazed windows to the side and rear with fixed window seating. Log burning stove set in a timber surround with a slate tile hearth. Alcove provides display/storage space. Cornicing. Radiator. Carpeted. Timber double-glazed door leads to the rear garden.

#### BEDROOM 1 11'3" x 9'6" (3.43m x 2.90m)

Good-sized double bedroom with double-glazed window to the rear with fixed window seating. Cornicing. Radiator. Carpeted.

#### BEDROOM 2 12'8" x 9'6" (3.87m x 2.91m)

Additional double bedroom with double-glazed windows to the side and rear with fixed window seating. Exposed stone wall detail. Radiator. Carpeted.

#### SHOWER ROOM 5'9" x 5'1" (1.76m x 1.57m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and thermostatic control shower. Opaque double-glazed window to the side. Shelved alcove provides display/storage space. Partially tiled. Vertical radiator. Tiled flooring.

#### GARDEN

To the front of the property is a low maintenance garden laid with bark and contains established plants and shrubs, a path leads to the side of the property allowing access to the rear garden. The rear garden contains areas of lawn and gravel providing a drying green area or potentially a patio for garden furniture. To the rear is a vast array of mature plants, shrubs and trees with ample scope for any keen gardener to add their own flare to the outdoor space. A timber shed provides storage space. The property benefits from a vast gravel driveway providing off street parking for several vehicles with a timber gate providing access to the rear garden.

#### AGENTS NOTES

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

Fife Properties Cupar

01334 654 221

97 Bonnygate

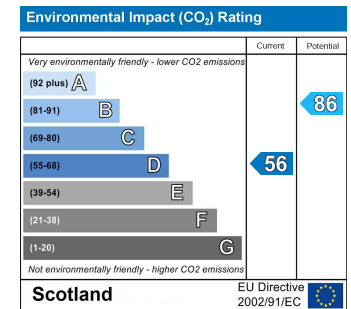
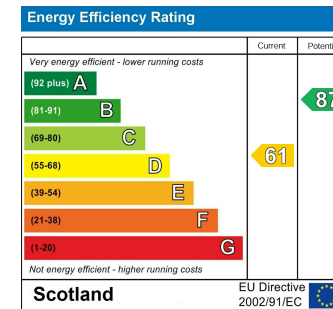
Cupar

Fife

KY15 4LG

email: [cupar@fifeproperties.co.uk](mailto:cupar@fifeproperties.co.uk)

website: [www.fifeproperties.co.uk](http://www.fifeproperties.co.uk)



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