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**NEW HOUSE NORTH OF DALGAI RN Bank Street, Cupar, KY15 4JU**

**Fixed Asking Price £259,950**

 **Fife Properties**

IMPRESSIVE 3 Bedroom 2 Bathroom Detached Villa FINISHED TO A HIGH STANDARD set on a CORNER PLOT with Driveway. Accommodation: Hall, open-plan lounge, dining, kitchen, 3 double bedrooms, 2 shower rooms. DG. Air Source Heat Pump. Driveway. Private gardens.



## 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 selling agent for more details.

## HALL

14'4" x 6'9" (4.39m x 2.07m)

## LOUNGE/DINING/KITCHEN

22'0" x 13'1" (6.71m x 3.99m)

## SHOWER ROOM

7'2" x 7'1" (2.20m x 2.17m)

## BEDROOM 1

11'9" x 10'4" (3.60m x 3.15m)

## UPPER HALL

Provides access to all upper accommodation. Walk-in cupboard provides housing for water tank and storage space. Carpeted.

## BEDROOM 2

22'0" x 9'10" (6.72m x 3.01m)

## BEDROOM 3

15'2" x 13'6" (4.64m x 4.14m)

## SHOWER ROOM

11'1" x 7'2" (3.38m x 2.19m)

## GARDEN GROUNDS

Driveway provides parking for 2 vehicles. Landscaped garden space to the front, side and rear which is laid to lawn with areas of chipped pathways which leads to a decked terrace and access to the kitchen patio doors. Borders contain newly planted shrubs.

## AGENTS NOTES

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

Full specification sheet will be provided on request.







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.