

**NEW HOUSE NORTH OF DALGAIRN Bank Street, Cupar, KY15 4JU**  
**Offers Over £270,000**

A UNIQUE BESPOKE 3 Bedroom Detached Villa FINISHED TO A HIGH STANDARD set on a CORNER PLOT. Accommodation: Hall, open-plan lounge, dining, kitchen, 3 double bedrooms, 2 shower rooms. DG. Air Source Heat Pump. Driveway. Private gardens. COMPLETION DATE WOULD BE LATE 2024/EARLY 2025

**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 selling agent for more details.

**HALL**

Spacious reception hallway providing access to open plan Lounge/Dining/Kitchen, Shower room and ground floor bedroom. Staircase leads to upper landing. Radiator. Laminate flooring.

**LOUNGE/DINING/KITCHEN 21'11" x 13'1" (6.70m x 3.99m )**

Spacious and bright open plan living area with double-glazed windows and patio doors leading to garden. Radiator. Laminate and ceramic tile flooring.

**Kitchen:**

- White High Gloss style kitchen or similar
- Walnut Block Laminate worktop and splash back or similar
- Polished ceramic tile 500mm or similar
- Energy efficient integrated stainless steel electric fan oven or similar
- Energy efficient integrated fridge/freezer or similar
- Energy efficient integrated dishwasher and washing machine
- Electric 4 x hotplate 60cm stainless steel hob or similar

**SHOWER ROOM 7'2" x 7'4" (2.19m x 2.18m)**

Located on the ground floor this 3-piece suite comprises:  
Modern style white suite to include cistern, pan, bowl and pedestal  
Large, modern shower enclosure  
Mixer style taps throughout with thermostatic shower and handset  
Wall tiling to wet areas of rooms.  
Opaque double-glazed window to the rear. Radiator. Polished ceramic tile flooring.

**BEDROOM 1 11'9" x 10'4" (3.60m x 3.16m )**

Spacious double bedroom on the ground floor making it suitable for use as a home office or 2nd reception room. Double-glazed windows to the front and rear provide an abundance of natural light. Radiator. Neutral natural twist carpet.

**UPPER HALL**

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

**BEDROOM 2 21'11" x 9'9" (6.70m x 2.99m )**

Further double bedroom. Spacious and bright with double-glazed windows to front and side with roof window to rear. Radiator. Neutral natural twist carpet.

**BEDROOM 3 17'3" x 11'9" (5.28m x 3.60m )**

Additional double bedroom with double-glazed roof window to the rear. Radiator. Neutral natural twist carpet.

**SHOWER ROOM 7'2" x 7'4" (2.19m x 2.18m )**

3-piece suite comprises:  
Modern style white suite to include cistern, pan, bowl and pedestal  
Large, modern shower enclosures  
Mixer style taps throughout with thermostatic shower and handset  
Wall tiling to wet areas of rooms.  
Double-glazed roof window to rear. Radiator. Polished ceramic tile flooring.

**GARDEN GROUNDS**

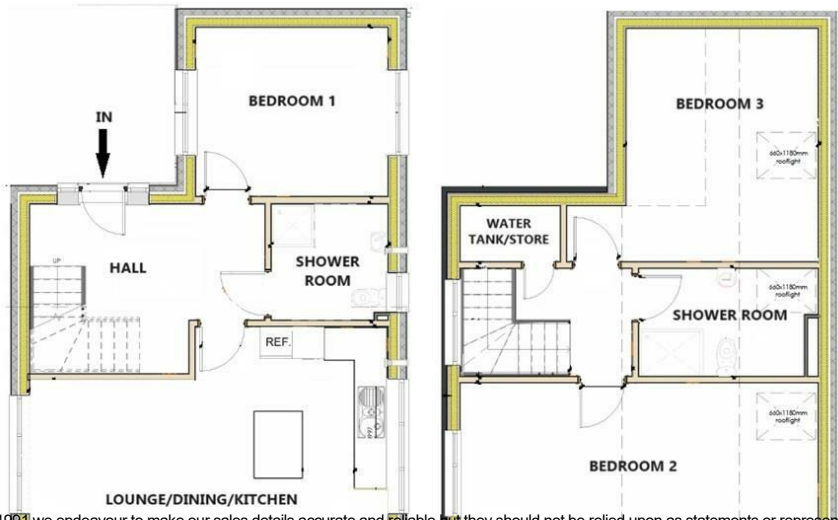
Driveway provides parking for 2 vehicles and leads to the ramp access to the main entrance. Garden space to front, side and rear. External paths and hedging shown on plan are for example only.

**AGENTS NOTES**

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

Full specification sheet will be provided on request.

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