

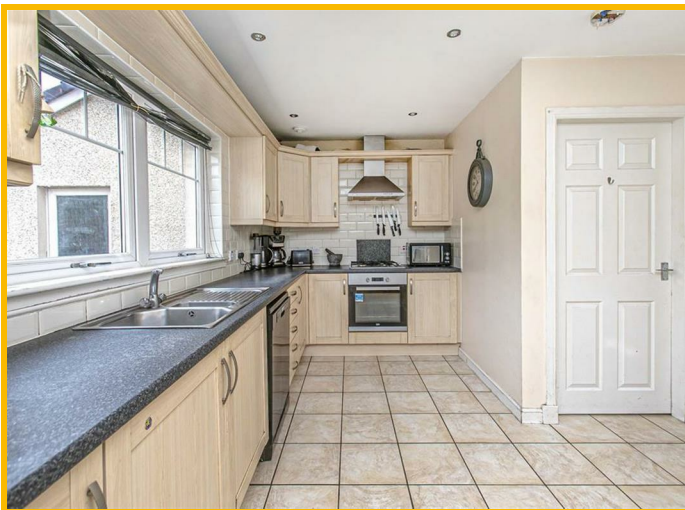
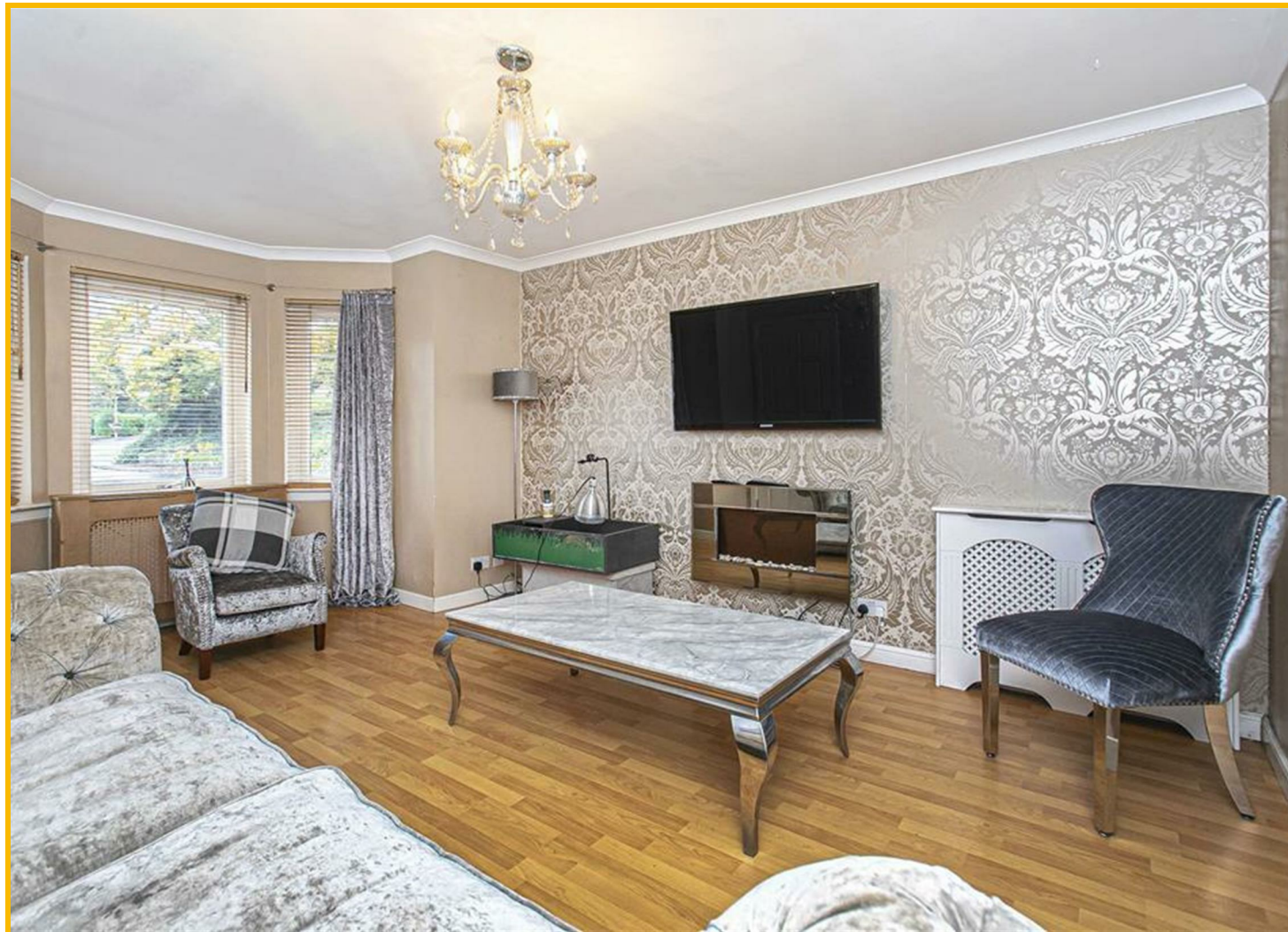


1 Charles Jarvis Court, Cupar, KY15 5EJ

Offers Over £270,000



IDEAL FAMILY HOME, 4 Bedroom Detached Villa with a Home Office, Driveway and a Garage situated on a CORNER PLOT in a desirable CUL-DE-SAC within easy reach of all essential amenities including Primary / Secondary Schools. Cupar Train Station is a couple of minutes' walk and provides EXCELLENT COMMUTER LINKS for Dundee / Edinburgh and Perth routes with the A92 providing additional travel links. Accommodation: Hall, living room, dining kitchen, home office, W.C, utility room, master bedroom with an ensuite shower room, 3 further double bedrooms and a bathroom. DG. GCH. Driveway. Garage. Gardens. 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 composite door with opaque double-glazed inlets leading into the lower hallway. Carpeted stairs with a timber balustrade lead to the upper landing. Radiator. Laminate flooring.

LIVING ROOM

16'0" x 12'0" (4.89m x 3.67m)

Spacious living room with a double-glazed bay window to the front. Wall mounted electric fire with a mirrored surround. Coving. 2 Radiators. Laminate flooring. Glazed timber doors lead to the dining kitchen.

DINING KITCHEN

25'1" x 12'9" (7.65m x 3.89m)

Spacious open plan dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Walk-in cupboard provides storage space. 2 radiators. Tiled / laminate flooring. Doorway to the utility room and double-glazed sliding patio doors provide access to the garden.

UTILITY ROOM

5'6" x 5'3" (1.68m x 1.61m)

Convenient utility room with floor standing units, a stainless-steel sink and space for a plumbed appliance. Wall mounted gas central heating boiler. Radiator. Tiled flooring. Opaque double-glazed composite door provides access to the driveway.

W.C

5'6" x 3'3" (1.69m x 1.01m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the side. Radiator. Tiled flooring.

HOME OFFICE

6'1" x 5'7" (1.87m x 1.71m)

Good-sized home office with a double-glazed window to the front. Radiator. Laminate flooring.

UPPER LANDING

Hatch provides access to the roof space. Cupboard houses the hot water tank with additional storage space. Radiator. Carpeted.

MASTER BEDROOM

12'1" x 10'6" (3.69m x 3.21m)

Spacious double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Laminate flooring. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

5'10" x 4'7" (1.80m x 1.42m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a pivot screen and thermostatic control shower. Opaque double-glazed window to the front. Partially wet walled. Radiator. Tiled flooring.

BEDROOM 2

9'10" x 8'3" (3.00m x 2.54m)

Additional double bedroom with a double-glazed window to the rear. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

9'3" x 8'4" (2.82m x 2.55m)

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

BEDROOM 4

9'8" x 9'2" (2.97m x 2.80m)

Further double bedroom with a double-glazed window to the front. Open wardrobe provides shelving/hanging/storage space. Radiator. Laminate flooring.

BATHROOM

6'11" x 6'1" (2.11m x 1.86m)

3-piece suite comprising: W.C, wash hand basin and a bath. Opaque double-glazed window to the rear. Partially tiled. Radiator. Tiled flooring.

GARDEN

To the front of the property is low maintenance laid with gravel containing plants and shrubs. A driveway to the side provides access to the garage and additional off-street parking. A timber gate to the opposite side leads into the rear garden. The rear garden has an enclosed area of lawn ideal for pets and children to play outdoors. A gravel area and paved patio provide ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends.

GARAGE

17'3" x 8'3" (5.26m x 2.53m)

Garage is accessed via a metal up and over door providing secure parking with ample additional storage space. Provision for light and power with concrete flooring. A timber door provides additional access from the garden.

AGENTS NOTES

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





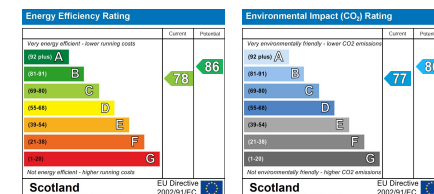


Ground Floor



First Floor

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