



30 Meadowside Road, Cupar, KY15 5DD

Offers Over £375,000



IMMACULATE 4 Bedroom 2 Reception 3 Bathroom Detached Villa FINISHED TO A HIGH STANDARD, in a SOUGHT-AFTER location with a stunning ORANGERY, Off-street Parking, Integrated Garage and a beautiful, enclosed garden. Situated within walking distance of local amenities including Primary / Secondary Schools, town centre, retail park and the Train Station providing excellent commuter links. Accommodation: Hall, lounge, dining kitchen, utility room, orangery, master bedroom with an ensuite shower room, 2 further double bedrooms and a single bedroom, shower room and a bathroom. DG. GCH. Gardens. Driveway and a garage. 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 leading into the spacious lower hallway. Carpeted stairway with a double-glazed feature window to the side and a timber balustrade leads to the upper landing. Under stair cupboard provides ample storage space. Cornicing. 2 radiators. Laminate flooring. Doorway to the integrated garage.

BEDROOM 1

4.12m x 2.53m

Spacious double bedroom with a double-glazed window to the front. Coving. Radiator. Laminate flooring.

BEDROOM 2

8'9" x 6'8" (2.68m x 2.05m)

Good-sized single bedroom with a double-glazed window to the front. Coving. Radiator. Carpeted.

SHOWER ROOM

7'3" x 6'6" (2.22m x 1.99m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Partially tiled. Radiator. Vinyl flooring.

UPPER LANDING

Bright and spacious upper landing. 2 cupboards provide shelving/storage space and housing for the hot water cylinder. Hatch provides access to the roof space. Cornicing. Radiator. Carpeted.

LOUNGE

18'6" x 12'9" (5.65m x 3.91m)

Welcoming family lounge with double-glazed windows to the front and side. Cornicing. Radiator. Laminate flooring.

DINING KITCHEN

19'5" x 12'5" (5.92m x 3.81m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Island provides additional storage and a social dining space. Integrated appliances include a gas hob with an extractor fan above, 2 eye level ovens, fridge/freezer and a dishwasher. Ample space for additional dining furniture. Coving. 2 radiators. Laminate flooring. Doorways to the utility room and orangery.

UTILITY ROOM

7'0" x 6'2" (2.14m x 1.90m)

Convenient utility room with floor standing units and space for freestanding appliances. Double-glazed internal window. Coving. Radiator. Laminate flooring. Timber door leads to the rear garden.

ORANGERY

16'4" x 16'3" (5.00m x 4.97m)

Fantastic living space with wrap around double-glazed windows overlooking the garden. Electric under floor heating. Tiled flooring. Timber double doors provide access to the rear garden.

MASTER BEDROOM

13'7" x 12'2" (4.15m x 3.73m)

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

ENSUITE SHOWER ROOM

9'6" x 3'10" (2.92m x 1.19m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the front. Partially tiled. Coving. Radiator. Tiled flooring.

BEDROOM 4

9'11" x 9'8" (3.03m x 2.95m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Coving. Radiator. Carpeted.

BATHROOM

6'6" x 6'6" (2.00m x 1.99m)

3-piece suite comprising: W.C, wash hand basin and a bath. Partially tiled. Coving. Radiator. Laminate flooring.

GARDEN

To the front of the property is mainly laid to lawn with borders containing an array of plants, shrubs and trees. A mono bloc driveway provides additional off street parking and access to the integrated garage. Timber gates at both sides of the property provide access to the rear garden. The tiered rear garden is enclosed within a timber fence surround providing a safe space for pets and children to play. Again, the rear garden contains mature plants and shrubs with ample space for garden furniture to enjoy relaxation time in the sun. A timber shed provides storage space.

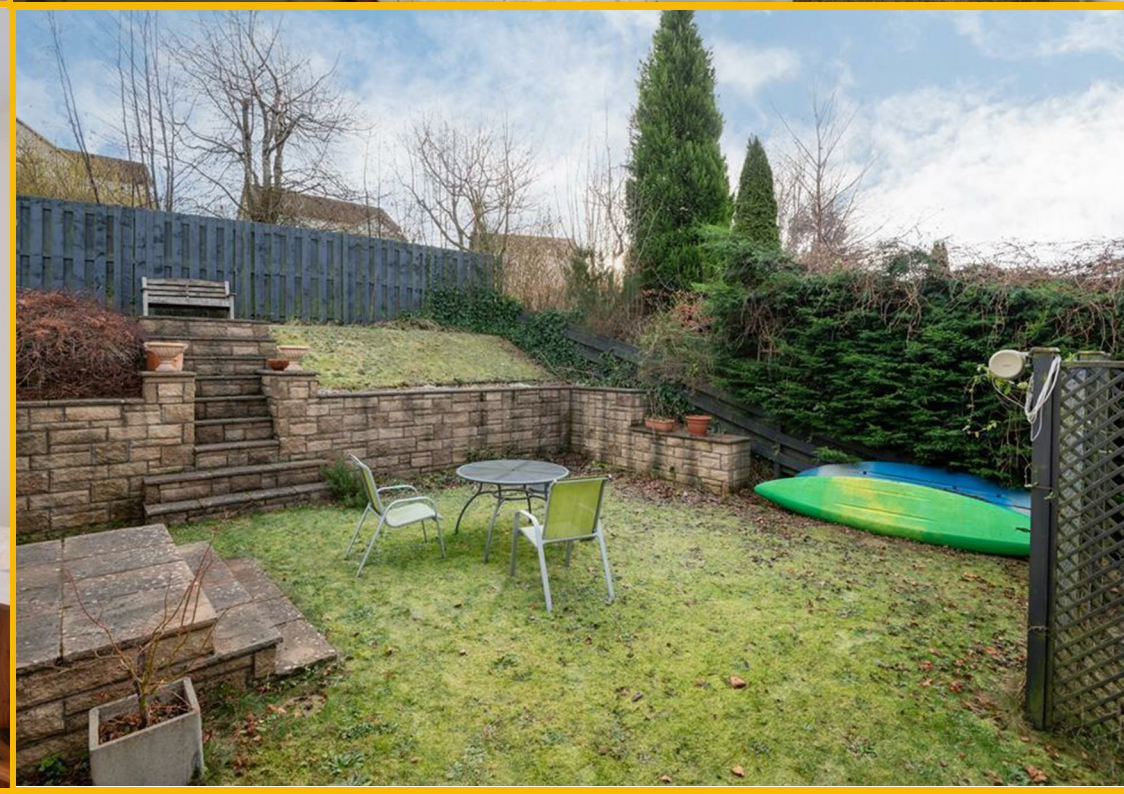
GARAGE

21'11" x 9'8" (6.70m x 2.95m)

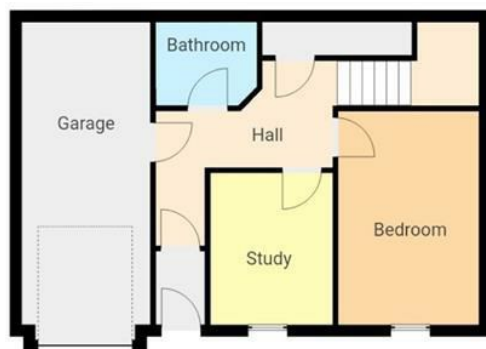
Spacious integrated garage accessed via a timber up and over door provides secure parking with additional storage space. Wall mounted gas central heating condensing combi boiler. Provision for light and power with concrete flooring.

AGENTS NOTES

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





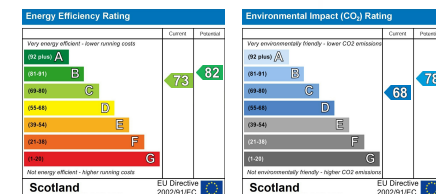


Ground Level



First Level

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