



3 Hill Street, Strathmiglo, Cupar, KY14 7QY

Offers Over £259,950



Enchanting 3-Bedroom Cottage in the Heart of Beautiful Strathmiglo. Step into countryside charm with this stylishly modernised 3-bedroom cottage, nestled in the idyllic village of Strathmiglo – a hidden gem offering a perfect blend of tranquil village life and superb commuter links to Perth, Edinburgh, and beyond. From the moment you arrive, you'll be captivated by the characterful kerb appeal, while inside reveals a bright and spacious layout, thoughtfully updated to suit modern living. Whether you're relaxing with family or entertaining guests, this home offers warmth, comfort, and versatility in equal measure. Enjoy the generous enclosed garden, perfect for children, pets, or alfresco evenings soaking up the scenic surrounds of this sought-after rural community. Accommodation comprises a welcoming hallway, cosy living room, stylish dining kitchen, master bedroom with en-suite shower room, two further double bedrooms, and a contemporary family bathroom. Features: Double glazing, gas central heating, and enclosed garden. Personal Property Tour is available online – don't miss it! Strathmiglo offers a peaceful, friendly village lifestyle with everyday amenities on your doorstep, stunning countryside walks, and easy access to Cupar, Kinross, and the M90 for fast travel north and south. A must-see home for families, professionals, or those seeking their own piece of Fife charm!



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the main hallway through a spacious vestibule. Cupboard provides shelving/storage space. Hatch provides access to the roof space. Coving. Radiator. Carpeted.

LIVING ROOM

16'9" x 11'8" (5.11m x 3.58m)

Bright living room with 3 double-glazed windows to the side. Coving. Radiator. Carpeted. Double-glazed sliding patio doors provide additional natural light and access to the rear garden.

DINING KITCHEN

20'6" x 7'8" (6.25m x 2.34m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with coordinating worktops and splashbacks. Coordinating cupboard houses the gas central heating condensing combi boiler. Freestanding gas range cooker with twin ovens below. Ample space for additional freestanding appliances and dining furniture. Double-glazed window to the rear. Coving. Radiator. Laminate flooring. Double-glazed UPVC door and patio doors provide access to the rear garden.

MASTER BEDROOM

15'11" x 9'8" (4.86m x 2.97m)

Good-sized double bedroom with a double-glazed window to the front. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

5'9" x 5'9" (1.76m x 1.76m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Fully tiled. Heated towel rail. Tiled flooring.

BEDROOM 2

11'7" x 7'7" (3.54m x 2.33m)

Additional double bedroom with a double-glazed window to the front. Coving. Radiator. Carpeted.

BEDROOM 3

16'9" x 11'2" (5.12m x 3.41m)

Further double bedroom with a double-glazed window to the front. Radiator. Carpeted.

BATHROOM

8'3" x 5'11" (2.52m x 1.81m)

4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

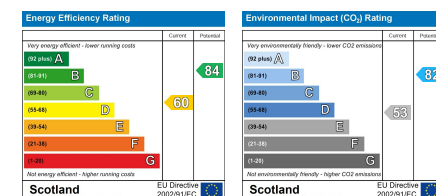
A generous garden enclosed within a timber fence making this an ideal space for children and pets. Ample space for garden furniture and entertaining. The garden is mainly laid to lawn with several trees and scope to add your own touch. A timber shed provides outdoor storage space. A timber gate to the side of the property provides access from Hill Street.

AGENTS NOTES

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







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.