



16 George Govan Road, Cupar, KY15 4GY
Offers Over £185,000



WELL PRESENTED 2 Bedroom Terraced Villa in MOVE IN CONDITION with an enclosed garden and off street parking. Located in a SOUGHT-AFTER location within walking distance of the Secondary School, town centre, health/leisure facilities and Cupar Train Station providing excellent commuter links for Dundee/Edinburgh and Perth. Accommodation: Hall, living room, dining kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. Off Street Parking. 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 a double-glazed window leading into the lower hall. Carpeted stairs with a timber balustrade lead to the upper landing. Coving. Radiator. Laminate flooring.

LIVING ROOM

12'11" x 9'6" (3.96m x 2.91m)

Spacious living room with a double-glazed window to the front. Coving. Radiator. Carpeted. Doorway to the dining kitchen

DINING KITCHEN

14'2" x 8'10" (4.32m x 2.70m)

Fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Coordinating cupboard houses the gas central heating condensing combi boiler. Integrated appliances include a gas hob, extractor fan above and an oven below. Double-glazed window to the rear overlooking the garden. Ample space for dining furniture. Cupboard provides shelving/storage space. Radiator. Laminate flooring. Double-glazed patio doors provide access to the rear garden.

W.C

4'10" x 2'7" (1.49m x 0.81m)

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

UPPER LANDING

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

BEDROOM 1

9'9" x 9'6" (2.98m x 2.92m)

Spacious double bedroom with a double-glazed window to the front. Built-in wardrobe provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 2

9'8" x 6'7" (2.96m x 2.03m)

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

BATHROOM

6'7" x 5'7" (2.01m x 1.71m)

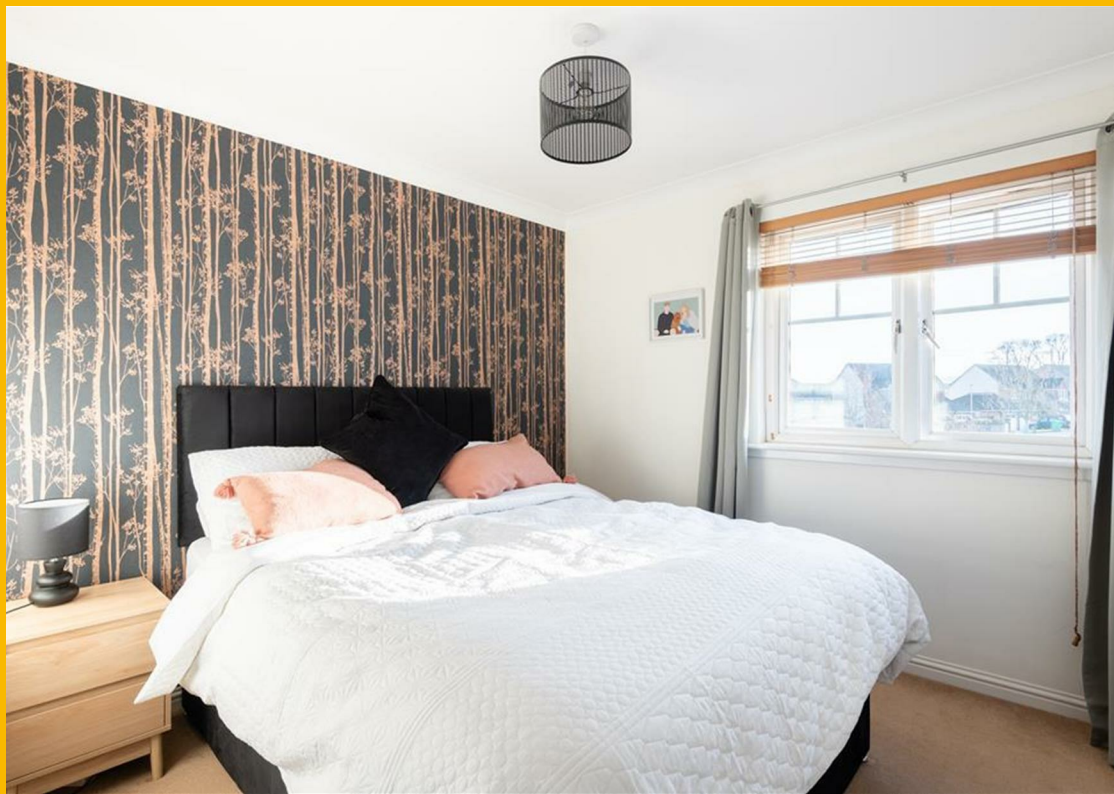
3-piece suite comprising: W.C, vanity wash hand basin and a bath with pivot screen and a mixer tap shower attachment. Opaque double-glazed window to the rear. Partially tiled. Radiator. Vinyl flooring.

GARDEN

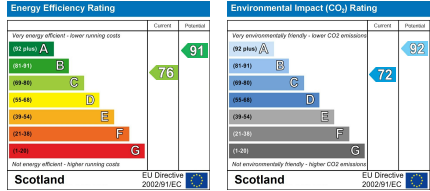
The front of the property is a low maintenance area with established plants and shrubs with a paved path leading to the front door. The rear garden is fully enclosed with borders containing established plants, shrubs and trees with an area of lawn. The timber decking provides an ideal spot for garden furniture to relax and enjoy time in the sun. A timber shed provides storage space.

AGENTS NOTES

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







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