

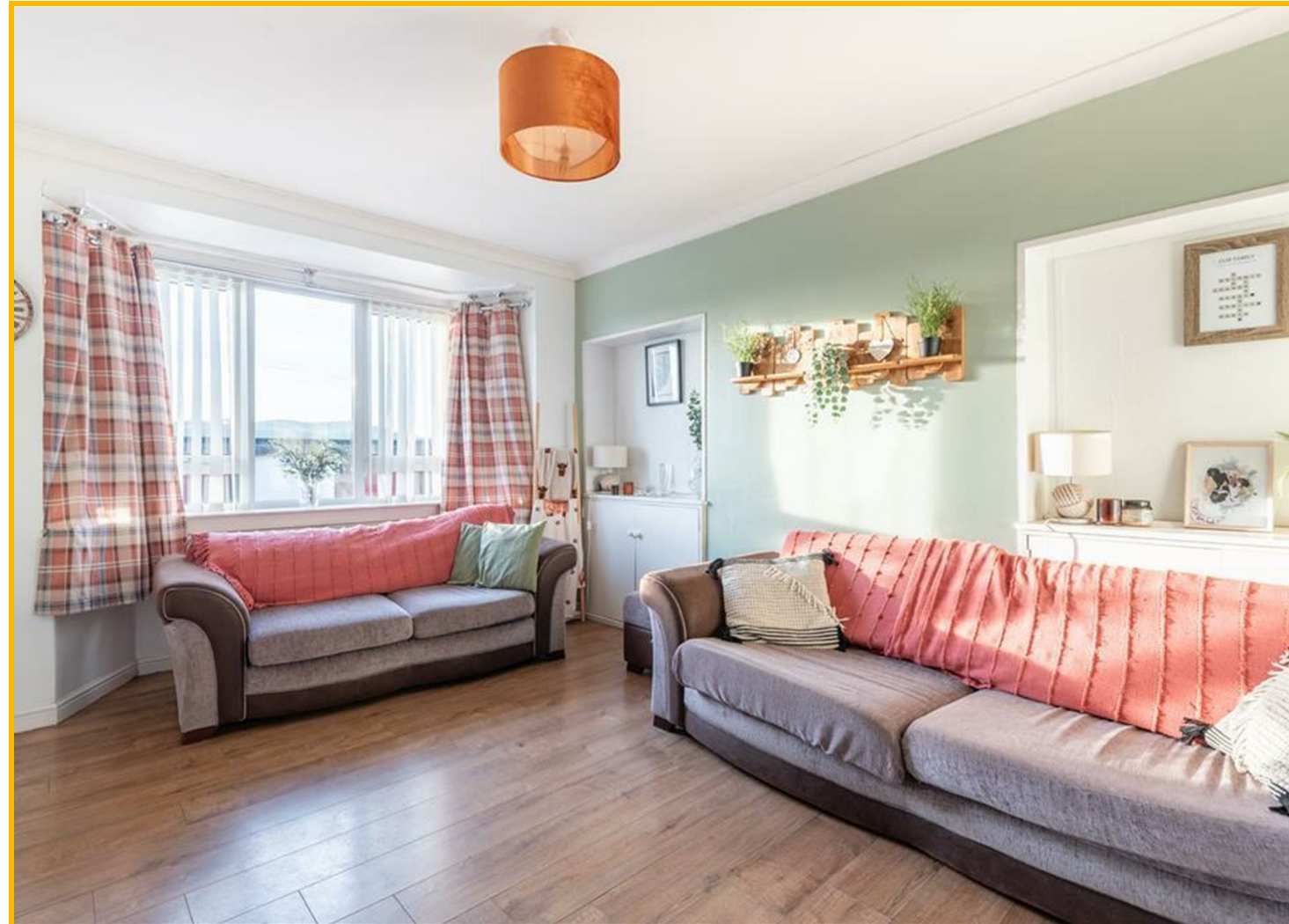
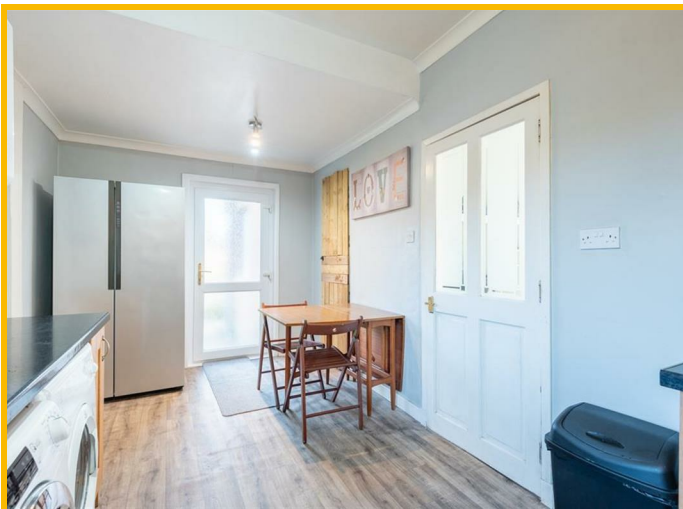


120 Upper Dalgairn, Cupar, KY15 4JQ

Offers Over £170,000



SPACIOUS 3 Bedroom 2 Bathroom EXTENDED Semi-Detached Villa in move in condition, situated on a CORNER PLOT with off-street parking and an enclosed garden. Located in a SOUGHT-AFTER area within walking distance of the town centre and Cupar train station with a short drive to the local Primary/ Secondary Schools making this an ideal family home. Accommodation: Hall, lounge, dining kitchen, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. DG. GCH. Gardens and 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 UPVC door with an opaque double-glazed window into the lower hall. Carpeted stairway with a double-glazed window and a timber balustrade leads to the upper landing. Carpeted.

LOUNGE

16'0" x 12'1" (4.88m x 3.69m)

Bright lounge with a double-glazed bay window to the front. Alcoves provide display/storage space with cupboards below. Radiator. Laminate flooring. Doorway to the dining kitchen.

DINING KITCHEN

16'8" x 8'4" (5.09m x 2.55m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob with extractor fan above and an oven below. Ample space for freestanding appliances and dining furniture. Wall mounted gas central heating condensing combi boiler. Cupboard provides storage space. Double-glazed window to the rear. Radiator. Vinyl flooring. UPVC door provides access to the rear garden.

MASTER BEDROOM

11'9" x 10'5" (3.59m x 3.18m)

Good-sized double bedroom with a double-glazed window to the front. Hatch provides access to loft space. Coving. Radiator. Laminate flooring. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

10'4" x 2'11" (3.17m x 0.90m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with an electric shower unit. Opaque double-glazed window to the rear. Partially tiled. Vertical radiator. Tiled flooring.

UPPER LANDING

Hatch provides access to the roof space via a fixed metal ladder. Carpeted.

BEDROOM 2

15'10" x 10'3" (4.85m x 3.14m)

Additional double bedroom with a double-glazed window to the front with a view towards the hillside. Cupboard and an alcove provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

12'4" x 9'10" (3.78m x 3.01m)

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

BATHROOM

6'4" x 5'6" (1.95m x 1.68m)

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

GARDEN

To the front of the property is low maintenance laid with gravel providing off street parking for multiple vehicles. A timber gate leads to the side and rear gardens via a paved path. On a corner plot the gardens are mainly laid to lawn

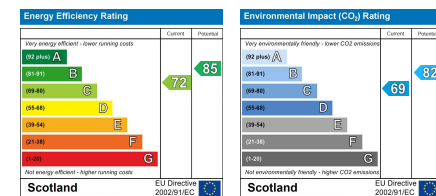
and are enclosed within a timber fence surround making this an ideal space for children and pets to play. A timber shed provides outdoor storage space.

AGENTS NOTES

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







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