



17 Tarvit Avenue, Cupar, KY15 5BN
Offers Over £355,000

 **Fife
Properties**

Stunning 4 Bedroom 2 Reception Detached Villa in MOVE IN CONDITION, in a SOUGHT-AFTER location 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, lounge, conservatory, dining kitchen, 4 double bedrooms, office/nook area, W.C and a bathroom. DG. GCH. Garden. 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 composite door with opaque double-glazed inlets leading into the spacious lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Open area beside the stairs with a double-glazed window to the front provides an ideal home office/nook space. Cupboard provides shelving/hanging/storage space. 2 radiators. Laminate flooring.

LOUNGE

16'7" x 11'10" (5.08m x 3.62m)

Bright lounge with a double-glazed sliding patio door provides access to the rear garden, additional double-glazed window to the side. Feature wall mounted fire. Coving. Radiator. Carpeted. Doorway leads to the conservatory.

CONSERVATORY

13'4" x 11'6" (4.08m x 3.52m)

Spacious Conservatory with wrap around double-glazed windows overlooking the front and rear gardens. Radiator. Tiled flooring. Patio door provides access to the rear garden.

DINING KITCHEN

17'11" x 11'10" (5.47m x 3.62m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas range hob, extractor fan above, 2 ovens below, fridge, dishwasher a5.47m x 3.62m and a washing machine. Ample space for dining furniture. 3 cupboards provide an abundance of shelving/storage space. 2 double-glazed windows to the rear overlooking the garden. Radiator. Laminate flooring. UPVC door with an opaque double-glazed window leads to the rear garden and garage.

BEDROOM 4

11'10" x 10'9" (3.62m x 3.30m)

Good-sized double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space with an additional cupboard above. Coving. Radiator. Laminate flooring.

BATHROOM

6'9" x 5'10" (2.08m x 1.78m)

3-piece suite comprising: W.C, wash hand basin and a P-shaped bath with a pivot screen and a thermostatic control shower. Opaque double-glazed window to the front. Fully tiled. Vertical radiator. Tiled flooring.

UPPER LANDING

Leads to 3 double bedrooms. Radiator. Carpeted.

BEDROOM 1

10'7" x 9'9" (3.25m x 2.99m)

Spacious double bedroom with a double-glazed window to the rear with outlooks toward the countryside. Cupboard houses the gas central heating condensing combi boiler with ample additional storage space. Radiator. Carpeted.

BEDROOM 2

9'9" x 9'0" (2.98m x 2.76m)

Additional double bedroom with a double-glazed window to the rear with outlooks towards the countryside. Radiator. Laminate flooring.

BEDROOM 3

13'10" x 10'2" (4.24m x 3.12m)

Further double bedroom with a double-glazed window to the side with a view towards the countryside and Tarvit Hill. Eaves cupboard with sliding doors provides storage space and an additional hatch with further storage. Radiator. Carpeted.

W.C

5'1" x 4'2" (1.57m x 1.29m)

2-piece suite comprising: W.C and a wash hand basin. Fully timber clad. Carpeted.

GARDEN

To the front of the property is an area of lawn with large borders containing established plants and shrubs. A mono bloc driveway provides off street parking and access to the garage. A path to the side of the property provides a bin storage area with a timber gate leading to the enclosed rear garden. The rear garden is mainly laid to lawn with borders containing an array of established plants, shrubs and trees. A paved patio area is ideal for garden furniture to relax and enjoy time in the sun entertaining family and friends. 2 storerooms provide additional outdoor storage space.

GARAGE

16'0" x 8'10" (4.89m x 2.70m)

Good-sized garage accessed via timber double doors provides secure parking with additional storage space. 2 windows to the side provide natural light. Provision for light and power with concrete flooring.

AGENTS NOTES

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





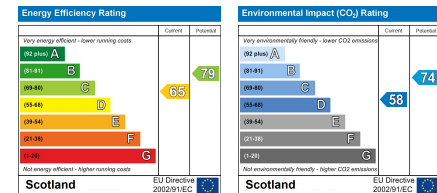


Ground Level



First Level

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