



**4 Tarvit Gardens, Cupar, KY15 5BT**  
**Offers Over £295,000**

 **Fife  
Properties**



BEAUTIFUL 4 Bedroom 2 Reception 2 Bathroom SPACIOUS Semi-Detached Villa situated on a PRIME CORNER PLOT in a SOUGHT AFTER location within walking distance to the local Primary School, retail park, town centre and Train Station providing EXCELLENT COMMUTER LINKS for Edinburgh, Dundee and Perth. Accommodation: Hall, living room, lounge dining kitchen, utility room, 4 double bedrooms, bathroom and a shower room. 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 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 Castlehill primary and Bell Baxter High School, one of Fife's top performing schools. Perth, 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 inlet leading into the lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair storage area. Radiator. Vinyl flooring.

## LIVING ROOM

18'8" x 9'10" (5.70m x 3.00m)

Good-sized living room with double-glazed windows to the front and side. Feature log burning stove set on a slate hearth. 2 radiators. Laminate flooring. Doorway to the rear hall.

## LOUNGE DINING KITCHEN

31'8" x 19'1" (9.67m x 5.83m)

Bright and spacious social living space with a fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Peninsula unit provides additional storage space with a fixed dining space. Integrated appliances include an electric hob, extractor fan above, microwave, 2 eye level ovens and a dishwasher. Ample space for creating separate lounge and dining areas. Double-glazed windows to the front and rear overlooking the garden. Coving. 2 radiators. Vinyl flooring. Doorway to the

utility room. Double-glazed patio doors provide access to the rear garden.

## UTILITY ROOM

9'11" x 6'0" (3.03m x 1.85m)

Convenient utility room with floor standing, wall mounted units with stainless steel sink and space for freestanding appliances. Ceiling mounted clothes airer. Radiator. Vinyl flooring. Doorway provides access to the garage

## REAR HALL

Doorway provides access to driveway and garage. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Radiator. Vinyl flooring.

## BATHROOM

6'10" x 6'5" (2.09m x 1.97m)

Modern 3-piece suite comprising: W.C, vanity wash hand basin and a bath. Fully tiled. Heated towel rail. Tiled flooring.

## UPPER LANDING

Hatch provides access to the roof space. Cupboard provides shelving/storage space. Radiator. Carpeted.

## BEDROOM 1

15'6" x 11'8" (4.73m x 3.57m)

Good-sized double bedroom with a double-glazed window to the front. Built-in wardrobes with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

9'3" x 7'9" (2.82m x 2.37m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe with a sliding door provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 3

10'7" x 9'10" (3.23m x 3.00m)

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

## BEDROOM 4

11'7" x 11'2" (3.55m x 3.41m)

Further double bedroom with a Velux window to the side. Radiator. Carpeted.

## SHOWER ROOM

7'7" x 6'4" (2.33m x 1.95m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a wet walled shower enclosure with a pivot door and thermostatic control shower. Cupboard provides storage space. Opaque double-glazed window to the side. Heated towel rail. Vinyl flooring.

## GARDEN

The front and side of the property is low maintenance laid with gravel and borders containing a variety of plants and shrubs. A monobloc driveway provides off street parking and access to the garage. A timber gate leads to the enclosed rear garden via a gravel bin storage area. The rear garden is fully decked providing an additional low maintenance outdoor space to enjoy time in the sun.

## GARAGE

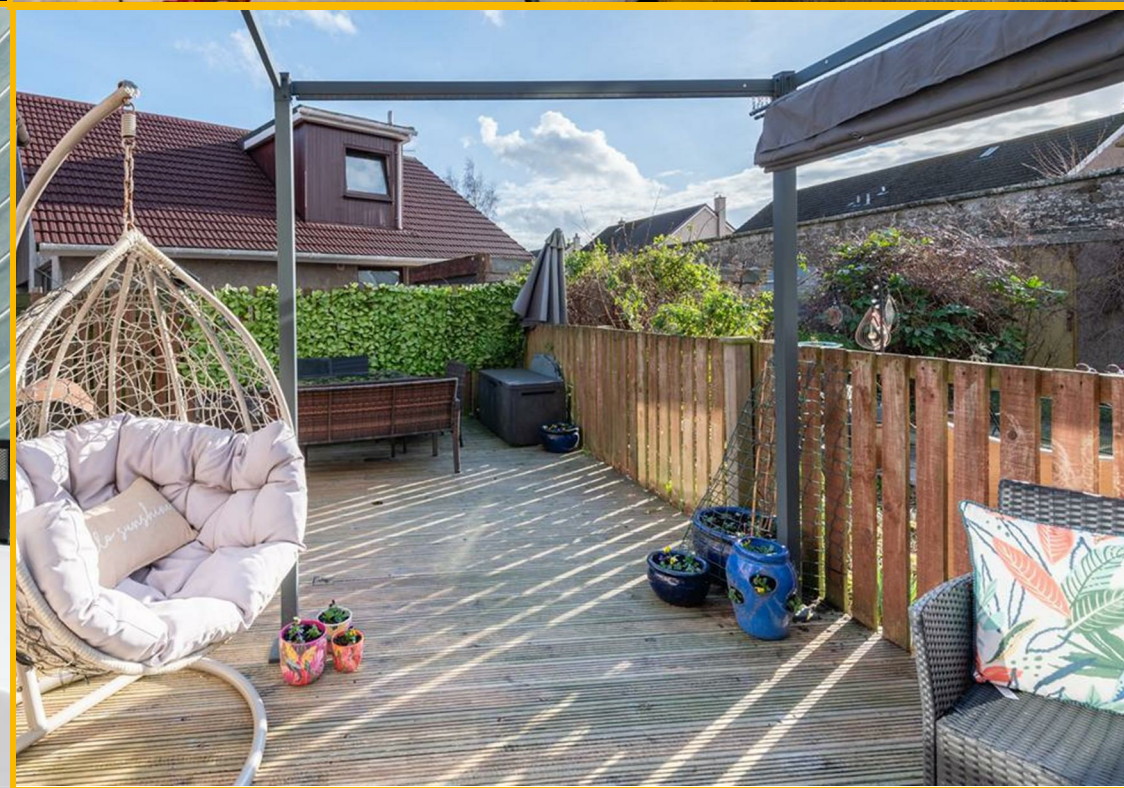
17'4" x 12'11" (5.30m x 3.94m)

Good-sized garage accessed via an up and over metal door providing secure parking with ample additional storage space. Provision for light and power with concrete flooring. Door from the rear hall provides further access.

## AGENTS NOTES

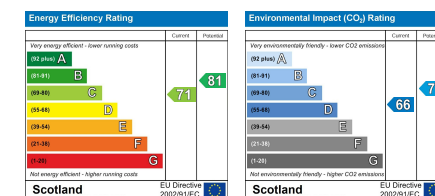
Please note that all room sizes are measured approximate to widest points.











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