The Den Inn Den Of Lindores, Cupar, Fife, KY14 6HT

Offers Over £425,000

Fife Properties

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BEAUTIFUL 5 Bedroom 2 Reception Detached Period Villa with CHARMING FEATURES located on a SUBSTANTIAL PLOT with a short drive to Newburgh and Cupar providing all essential amenities including Primary / Secondary Education, health / leisure facilities, shops, restaurants and bars. Great commuter links via the M90 and A92 ideal for Perth, Dundee and Edinburgh. Accommodation: Hall, living room, family room, dining kitchen, utility room, downstairs WC, 5 double bedrooms, upper WC and a bathroom. DH. Air Source Heat Pump. Solar Panels. PERSONAL PROPERTY TOUR available online.

DIRECTIONS
Please contact agent for further information.

HALL
Access is via a composite door with an opaque double-glazed inlet leading into the lower hallway through the mosaic tiled vestibule. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Radiator. Vinyl flooring.

LIVING ROOM
15'0" x 13'6" (4.59m x 4.14m)
Bright living room with a double-glazed sash and case bay window to the front. Decorative cast iron fireplace. Radiator. Carpeted.

FAMILY ROOM
24'7" x 13'7" (7.51m x 4.16m)
Spacious family room with a double-glazed sash and case bay window to the front with deep sills and a double-glazed sash and case window to the rear. Feature log burning stove set in a natural stone surround. Coving and picture rail. 2 radiators. Carpeted.

DINING KITCHEN
23'1" x 13'7" (7.05m x 4.15m)
Stunning open plan dining kitchen comprising: Wall mounted, floor standing units with marble effect worktops and tiled splashbacks. Freestanding induction range cooker with ovens below with an integrated extractor fan above, additional integrated appliances include full height fridge, dishwasher and hidden recycling storage. A fixed breakfasting area provides further dining space with additional storage space below. Ample space for dining furniture. Cupboards provide an abundance of additional storage space. Radiator. Tiled flooring. Doorways to the utility room and W.C.

UTILITY ROOM
9'6" x 9'0" (2.92m x 2.75m)
Convenient utility room comprising: Wall mounted, floor standing units with space for freestanding appliances. Double-glazed sash and case window to the side. Radiator. Vinyl flooring. Composite door provides access to the bin store at the side of the property.

W.C
6'0" x 2'8" (1.85m x 0.83m)
2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed sash and case window to the side. Radiator. Tiled flooring.

UPPER LANDING
Spacious upper landing leads to all bedrooms and a family bathroom. Feature stained glass skylight. Cupboard houses the hot water cylinder. Radiator. Carpeted.

BEDROOM 1
14'2" x 11'0" (4.33m x 3.37m)
Bright double bedroom with 2 double-glazed sash and case windows to the front. Built-in wardrobes provide ample shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2
13'10" x 11'11" (4.22m x 3.65m)
Good-sized double bedroom with a double-glazed sash and case window to the front. Built-in wardrobe provides shelving/hanging/storage space. Shelved alcove provides display/storage space. Picture rail. Radiator. Carpeted.

BEDROOM 3
9'9" x 9'5" (2.99m x 2.89m)
Additional double bedroom with a double-glazed sash and case window to the side. Shelved alcove provides display/storage space. Hatch provides access to the roof space. Picture rail. Radiator. Carpeted.

BEDROOM 4
13'6" x 9'11" (4.12m x 3.04m)
Further double bedroom with a double-glazed sash and case window to the rear. Shelved alcove provides display/storage space. Picture rail. Carpeted.

BEDROOM 5
14'4" x 14'4" (4.39m x 4.38m)
Spacious double bedroom with 2 double-glazed sash and case windows to the side. Radiator. Carpeted.

BATHROOM
8'9" x 6'0" (2.68m x 1.83m)
3-piece suite comprising: Vanity wash hand basin, bath and a shower enclosure with a sliding door and thermostatic control shower. Opaque double-glazed sash and case window to the rear. Partially tiled. Heated towel rail. Vinyl flooring.

WC
5'2" x 3'6" (1.59m x 1.07m)
1-piece WC conveniently separate from the main bathroom. Opaque double-glazed sash and case window to the side. Radiator. Vinyl flooring.

GARDEN
To the side of the property is a mono bloc driveway providing off street parking for several vehicles. The garden is tiered creating split levels enclosed within a stone wall and timber fence surround ideal for children and pets to play. Ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. Air source heat pump located to the side of the property.

OUTBUILDING
34'4" x 16'2" (10.49m x 4.93m)
Vast outbuilding bursting with potential for conversion. Provision for light and power with concrete flooring. Workshop area with fixed work bench.

AGENTS NOTES
Please note that all room sizes are measured approximately to the widest points.

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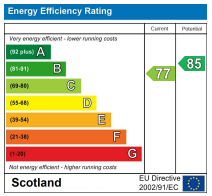

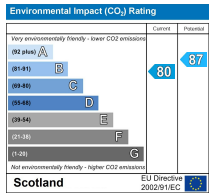

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