



11 The Crescent, Dura Den, Cupar, KY15 5TL
Offers Over £260,000

 **Fife
Properties**

CHARMING 3 Bedroom 2 Reception End Terrace Cottage located on a SUBSTANTIAL PLOT with spacious living areas, a STUNNING LANDSCAPED garden, off street parking and a garage. Situated a short drive from Cupar providing all essential amenities including Primary / Secondary Schools and train station with excellent commuter links for Dundee, Edinburgh and Perth. University town of St Andrews the 'Home of Golf' with additional amenities and access to the Fife Coastal Path and beautiful beaches approx. 7.5 miles. Accommodation: Hall, rear porch, living room, dining kitchen, conservatory, 3 double bedrooms and a bathroom. DG. OCH. Gardens. Off Street Parking, garage and outbuildings. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via timber double doors leading into the hallway. 3 double-glazed sash and case windows to the front providing ample natural light. 2 radiators. Carpeted.

LIVING ROOM

16'1" x 13'10" (4.92m x 4.22m)

Spacious living room with double-glazed windows to the front, side and rear. Feature painted stone fireplace with a log burning stove set on a granite hearth. Radiator. Laminate flooring. Doorway to the conservatory.

CONSERVATORY

15'6" x 7'7" (4.73m x 2.33m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Exposed stone wall detail. Concrete flooring. Double-glazed UPVC door provides access to the garden.

DINING KITCHEN

12'11" x 9'3" (3.95m x 2.83m)

Good-sized dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Ample space for several freestanding appliances and dining furniture. Double-glazed window to the rear overlooking the garden. Hatch provides access to the roof space. Radiator. Vinyl flooring. Doorway to the rear porch.

REAR PORCH

5'9" x 4'3" (1.77m x 1.32m)

Convenient rear porch ideal for use as a boot room with double-glazed windows to the side and rear. Houses the floor standing oil central heating system boiler. Tiled flooring. UPVC door leads to the garden.

BEDROOM 1

16'0" x 11'4" (4.90m x 3.46m)

Spacious double bedroom with double-glazed windows to

the front and rear overlooking the stunning garden.

Decorative painted tile fireplace. Radiator. Laminate flooring.

BEDROOM 2

12'4" x 9'1" (3.76m x 2.77m)

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

BEDROOM 3

12'7" x 8'5" (3.84m x 2.58m)

Further double bedroom with 2 double-glazed windows to the rear overlooking the beautiful garden. Access point to further roof space. Picture rail. Radiator. Carpeted.

BATHROOM

12'4" x 4'7" (3.76m x 1.40m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower above. Opaque double-glazed window to the rear. Cupboard houses the hot water tank with additional shelved/storage cupboard above. Partially wet walled. Radiator. Vinyl flooring.

GARDEN

The property sits on a substantial plot with a beautifully landscaped rear garden featuring an array of mature plants, shrubs and trees providing colour throughout the seasons. A gravel patio provides an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. At the far end of the garden are 2 outbuildings and a timber shed giving plenty of outdoor storage space and a workshop fitted with light and power. A timber bridge goes across the lade to a banking with the Ceres Burn on the other side. To the side of the property is a driveway providing access to the garage and additional off-street parking etc. To the side of the property is a driveway providing access to the garage and additional off-street parking.

GARAGE

17'11" x 9'0" (5.47m x 2.75m)

Good-sized garage accessed via a metal up and over door

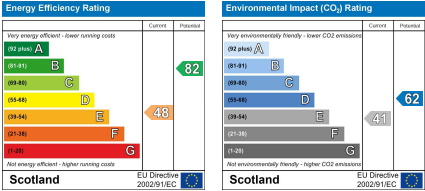
provides secure parking with additional storage space. Fitted with light and power with concrete flooring.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.