



Linton Knowes Monimail, Cupar, KY15 7RJ

Offers Over £300,000



CHARMING 3 Bedroom 2 Bathroom Semi-Detached cottage with STUNNING FEATURES throughout, landscaped gardens, private parking and a garage. Situated on a substantial plot within an IDYLIC RURAL setting located a short drive from Cupar providing all essential amenities including Primary / Secondary Schools, shops, restaurants and health / leisure facilities. Cupar Train Station in addition to the A92 provides excellent commuter links with Perth, Dundee and Edinburgh. Accommodation: Hall, living room, breakfasting kitchen, 3 double bedrooms, bathroom and a shower room. DG. OCH. Beautiful Gardens. Garage and ample parking. EV charge point. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

ACCESS

The property is accessed via a UPVC door with an opaque double-glazed inlet leading into the breakfasting kitchen.

BREAKFASTING KITCHEN

16'1" x 9'3" (4.92m x 2.83m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and splashbacks. Integrated appliances include an induction hob, extractor fan, eye level oven, microwave oven, dishwasher and a washing machine. Ample space for dining furniture and a freestanding fridge freezer. Coving. Radiator. Laminate flooring. Doorway to the inner hall.

INNER HALL

Carpeted stairway with a double-glazed window to the front and a timber balustrade leads to the upper landing. Under stair cupboard provides storage space. Coving. Radiator. Carpeted. Vestibule leads to the rear garden.

LIVING ROOM

14'9" x 13'3" (4.50m x 4.06m)

Warm and welcoming living room with a double-glazed tilt and turn window to the side and double-glazed patio doors to the rear providing ample natural light and access to the garden. Feature multi-fuel stove set on a slate hearth. Coving. Radiator. Solid wood flooring.

BEDROOM 1

13'5" x 13'3" (4.10m x 4.06m)

Spacious double bedroom with a double-glazed window to the rear. Cupboard provides shelving/storage space. Feature log burning stove set on a slate hearth. Coving. Radiator. Solid wood flooring.

BATHROOM

10'11" x 10'8" (3.34m x 3.26m)

Stunning 4-piece suite comprising: W.C, wash hand basin, shower enclosure with an electric shower and a free

standing claw foot bathtub. Feature open coal fire with a timber surround. Cupboard provides shelving/storage space. Coving. Radiator. Tiled flooring.

UPPER LANDING

Bright landing with a Velux window to the rear. Carpeted.

BEDROOM 2

14'9" x 14'6" (4.51m x 4.44m)

Additional double bedroom with Velux windows to the front and rear with pleasant views of the gardens. Radiator. Solid wood flooring.

BEDROOM 3

14'9" x 10'5" (4.51m x 3.20m)

Further double bedroom with Velux windows to the front and rear again with pleasant garden views. Shelved alcove provides display/storage space. Radiator. Solid wood flooring.

SHOWER ROOM

7'9" x 7'6" (2.38m x 2.29m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a pivot screen and an electric shower unit. Velux window to the front overlooking the garden. Radiator. Solid wood flooring.

GARDEN

The property sits on a substantial plot with stunning landscaped gardens to the front and rear with areas of lawn and borders containing an array of mature plants, shrubs and trees including plum trees. The garden has several beautiful spots ideal for garden furniture to relax and enjoy time in the sun and entertaining family and friends. A good-sized greenhouse to the rear of the property is ideal for a keen gardener to grow plants and home produce. External oil-fired combi boiler situated at the side of the property. Oil tank located close to the parking for ease of refilling. Ample parking to the side of the garage and at the front of the property.

GARAGE

19'9" x 9'10" (6.03m x 3.00m)

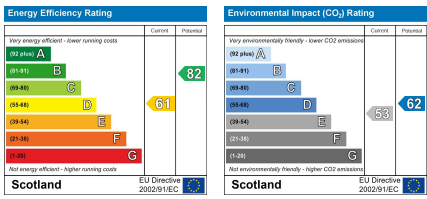
Spacious garage accessed via a metal up and over door provides secure parking with additional storage space and fixed shelving. Provision for light and power with concrete flooring.

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 you financial position before we can recommend any offer to the vendor.