



The Old Post Office Ceres Road, Pitscottie, Cupar, Fife, KY15 5TD
Offers Over £220,000

CHARMING 3 Bedroom Terraced Cottage offering STUNNING COUNTRYSIDE VIEWS, spacious one level living, a private rear courtyard and OFF STREET PARKING. Located a short drive from Cupar (approx. 3 miles) providing all essential amenities including Primary / Secondary schools, shops, restaurants and Train Station with excellent commuter links to Dundee, Edinburgh and Perth. St Andrews (approx. 7 miles) 'The Home of Golf' with the Fife Coastal Path, Beach and choice of World Renowned Golf Courses nearby. Accommodation: Hall, dining lounge, breakfasting kitchen, 3 bedrooms and a bathroom. DG. Electric Wet Central Heating. Garden. Courtyard. Off Street Parking. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC double-glazed door leading into the hall. 2 cupboards provide hanging/shelving/storage space. Additional cupboard provides housing for the electric wet central heating system with additional storage. Radiator. Vinyl flooring. UPVC opaque double-glazed door provides access to the courtyard and off street parking to the rear.

DINING LOUNGE

15'8" x 12'10" (4.78m x 3.93m)

Bright dining lounge with 2 double-glazed windows to the front with stunning countryside views. Feature wood burning stove set on a stone hearth. Ample space to create separate lounge and dining areas. Shelved alcove provides display/storage space. Radiator. Carpeted.

BREAKFASTING KITCHEN

10'2" x 9'10" (3.10m x 3.00m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven below. Space for several freestanding appliances. Fixed breakfasting area. Double-glazed window to the rear. Radiator. Vinyl flooring.

BEDROOM 1

12'9" x 9'4" (3.89 x 2.86m)

Spacious double bedroom with 2 double-glazed windows to the front with deep sills and that same stunning countryside view. Cupboard provides hanging/shelving/storage space. Radiator. Carpeted.

BEDROOM 2

12'9" x 5'8" (3.90m x 1.75m)

Good sized single bedroom with a double-glazed window to the rear with a deep sill. Cupboard provides hanging/shelving/storage space. Access hatch to attic. Radiator. Carpeted.

BEDROOM 3

11'4" x 7'7" (3.47m x 2.33m)

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

BATHROOM

6'5" x 6'3" (1.98m x 1.93m)

3-piece suite comprising: W.C, wash-hand basin and a bath with a pivot screen and an electric shower unit above. Fully tiled with a fixed mirror. Heated towel rail and a radiator. Tiled flooring.

GARDENS

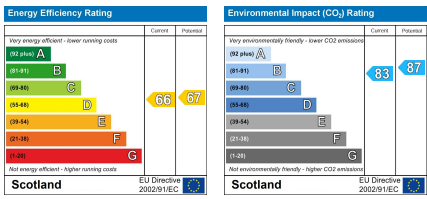
To the front of the property is an enclosed, low maintenance paved garden with ample space for seating to enjoy the south facing view. The rear of the property has a covered courtyard providing an ideal outdoor entertaining space. Off street parking to the rear with ample space for several cars.

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.