

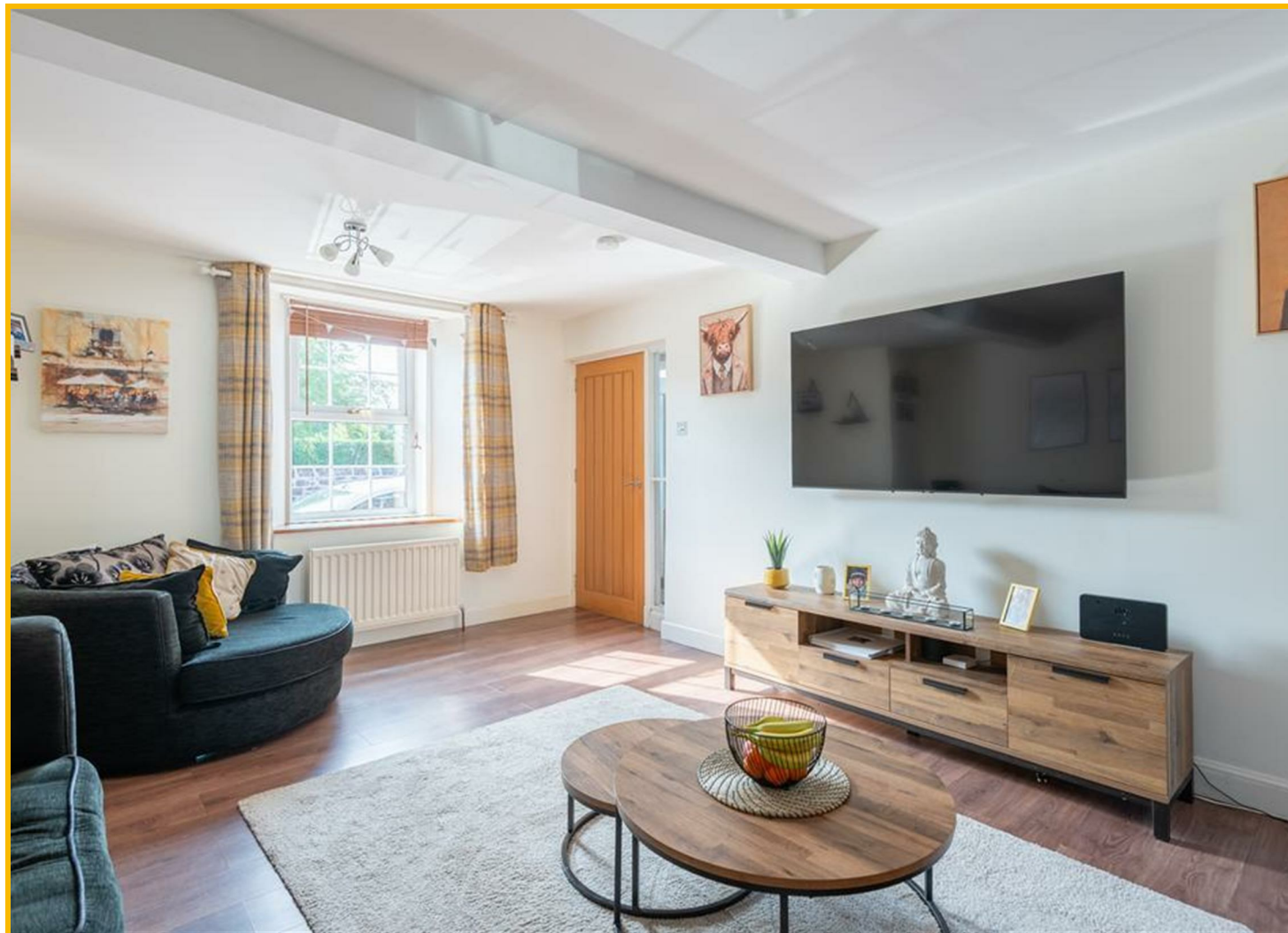


**103 High Street, Strathmiglo, Cupar, KY14 7PR**  
**Offers Over £185,000**





BEAUTIFULLY PRESENTED 2 Bedroom 2 Reception Terraced Villa benefitting from a CONVERTED ATTIC with STUNNING VIEWS, one-level living and a landscaped private garden. Located in a Sought-After Village within walking distance of the Primary School and shop with additional amenities nearby in Cupar with Secondary School. Cupar and Ladybank Train Stations providing excellent Commuter Links for Dundee, Edinburgh and Perth. Accommodation: Hall, living room, dining room, kitchen, utility room, ground floor bedroom with ensuite W.C, additional double bedroom, bathroom and an attic room. DG. CGH. Vast Garden. PERSONAL PROPERTY TOUR available online.



## **DIRECTIONS**

Please contact agent for further information.

## **HALL**

Access is via a UPVC door with opaque double-glazed inlets leading into the lower hallway. Cupboard provides storage space. Radiator. Laminate flooring.

## **LIVING ROOM**

15'10" x 12'9" (4.84m x 3.91m)

Spacious and bright living room with a double-glazed window to the front with deep windowsills. Radiator. Laminate flooring. Access to the kitchen and dining room.

## **KITCHEN**

10'9" x 9'8" (3.29m x 2.96m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating wet wall splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Walk-in pantry provides ample additional storage space. Double-glazed window to the rear overlooking the garden. Radiator. Laminate flooring. Doorways to the utility room and rear garden.

## **UTILITY ROOM**

6'5" x 6'4" (1.98m x 1.95m)

Convenient utility room with a fixed worktop and ample space for freestanding appliances. Wall mounted gas central heating condensing combi boiler. Double-glazed window to the rear. Laminate flooring.

## **DINING ROOM**

10'2" x 10'1" (3.12m x 3.09m)

Bright dining room with a double-glazed window to the rear overlooking the garden and a Velux roof window. Radiator. Laminate flooring.

## **BEDROOM 2**

12'0" x 11'10" (3.67m x 3.62m)

Downstairs double bedroom with a double-glazed window to the front with deep windowsills. Radiator. Carpeted. Doorway to the ensuite W.C.

## **W.C**

5'1" x 3'6" (1.56m x 1.07m)

2-piece suite comprising: W.C and a wash hand basin. Laminate flooring.

## **BATHROOM**

10'0" x 5'7" (3.07m x 1.71m)

4-piece suite comprising: W.C, wash hand basin, bath and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the rear and a Velux roof window providing ample natural light. Partially wet walled. Heated towel rail. Laminate flooring.

## **UPPER LANDING**

Timber paddle stairs lead to the attic room. Carpeted.

## **BEDROOM 1**

15'3" x 10'9" (4.66m x 3.30m)

Good-sized additional double bedroom with 2 double-glazed windows to the front. Built-in wardrobe provides shelving/hanging/storage space. Walk-in dressing room provides ample additional storage space. Radiator. Carpeted.

## **ATTIC ROOM**

15'0" x 13'6" (4.59m x 4.14m)

Bright attic room with Velux windows to the rear and front with a view towards the Lomond Hills. Ideal to use as a home office. Radiator. Carpeted.

## **GARDEN**

The rear garden is mainly laid to lawn with borders containing established plants, shrubs and trees providing colour all year round. Mature hedgerow provides a good level of privacy. A paved patio provides ample space to add garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shed provides outdoor storage space. The garden is fully enclosed creating a safe space for children and pets to play.

## **AGENTS NOTES**

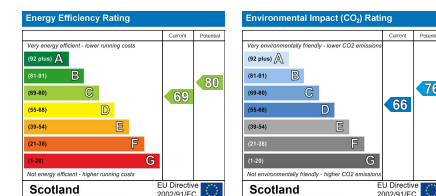
Please note that all room sizes are measured approximately to the widest points.











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