



**1 Cupar Road, Auchtermuchty, Cupar, KY14 7DQ**

**Offers Over £400,000**



IMPRESSIVE 5 Bedroom 3 Reception 4 Bathroom FAMILY HOME finished to a HIGH STANDARD with spacious and modern interiors, extensive driveway, garden and stunning countryside views towards the Lomond Hills. Situated in an idyllic location within walking distance of local amenities including Primary School, with a short drive to Cupar for all additional shops, schooling and train station with excellent travel links for Dundee, Edinburgh and Perth. Accommodation: Entrance hall, living room, 2nd reception room, kitchen, pantry, 5 double bedrooms 4 with ensuite shower rooms, family bathroom and a downstairs WC. TG/DG. GCH. Garden. Courtyard. Driveway. PERSONAL PROPERTY TOUR available online.



## LOCATION

Auchtermuchty is situated on the edge of the Howe of Fife nestling in the hills of north-east Fife. The M90 and A92 are close by which provide easy access for commuting to Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Nursery and primary education are served locally with secondary education delivered nearby at Bell Baxter High School in Cupar. Recreationally this is the perfect place for those seeking the great outdoors with nature walks, parks, great cycling routes and local sports clubs. Auchtermuchty is steeped in history dating back to Roman times, after all, where else would you find streets named "Kilnheugh", "Mournipea", "Back Dykes" or "The Gladgate" making this a great lifestyle place to live.

## DIRECTIONS

Please contact agent for further information.

## ACCESS

At the rear of the property a composite door with opaque double-glazed inlets leads into the spacious entrance hall, potential to create an informal lounge or dining area. Carpeted stairs with a timber balustrade leads to the upper landing. Cupboard provides shelving/storage space. Radiator. Laminate flooring.

## LIVING ROOM

22'3" x 14'7" (6.80m x 4.45m)

Bright living room with 5 triple-glazed windows to the front with a stunning view of the Lomond Hills. Shelved alcove provides display/storage space and an additional alcove provides space to create a media wall. 2 radiators. Carpeted.

## ADDITIONAL RECEPTION ROOM

16'2" x 13'9" (4.93m x 4.20m)

Additional reception room with 2 double-glazed windows to the front with that same stunning view of the Lomond Hills to the front. Cornicing. Radiator. Laminate flooring.

## KITCHEN

13'2" x 11'0" (4.02m x 3.37m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with marble effect work tops, upstand and tiled splashbacks. Integrated appliances include an induction hob, eye level oven, microwave and fridge/freezer. Double-glazed window to the side overlooking the driveway. Radiator. Laminate flooring. Concealed access to a vast walk-in storage room with cupboard housing the gas central heating system boiler and hot water system.

## W.C

6'7" x 3'11" (2.02m x 1.20m)

Contemporary 2-piece suite comprising: W.C and a wash hand basin. Double-glazed window to the front. Partially tiled. Laminate flooring.

## BEDROOM 1

19'10" x 13'0" (6.05m x 3.97m)

Spacious double bedroom with 2 double-glazed windows to the side overlooking the garden and driveway. Coving. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM 1

9'3" x 7'3" (2.84m x 2.22m)

Contemporary 3-piece suite comprising: W.C, his and hers sinks with vanity unit below and a walk-in shower area with fixed screen and a thermostatic control rainfall shower. Opaque double-glazed window to the rear. Partially tiled. Vertical heated towel rail. Tiled flooring.

## UPPER LANDING

The upper landing leads to 4 double bedrooms and the family bathroom. Double-glazed skylight provides ample natural light. Radiator. Carpeted.

## BEDROOM 2

10'6" x 10'4" (3.22m x 3.15m)

Good-sized double bedroom with a double-glazed window to the rear. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM 2

8'11" x 6'11" (2.74m x 2.11m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower area with a fixed screen and a thermostatic control rainfall shower. Opaque double-glazed window to the side. Partially tiled. Vertical heated towel rail. Tiled flooring.

## BEDROOM 3

14'11" x 12'0" (4.57m x 3.67m)

Additional double bedroom with double-glazed windows to the side overlooking the driveway and garden with a countryside view. Shelved alcove provides display/storage space. Radiator. Carpeted. Doorway to the family bathroom.

## BEDROOM 4

15'9" x 11'5" (4.81m x 3.48m)

Spacious double bedroom with a double-glazed window to the front with a stunning view across the countryside towards the Lomond Hills. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM 4

6'9" x 5'2" (2.07m x 1.58m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Partially tiled. Vertical heated towel rail. Tiled flooring.

## BEDROOM 5

13'9" x 11'1" (4.20m x 3.38m)

Final double bedroom with a double-glazed window to the front with a stunning view of the countryside and towards the Lomond Hills. Cupboard provides storage space. Radiator. Carpeted.

## BATHROOM

12'0" x 9'1" (3.66m x 2.77m)

Stunning 4-piece suite comprising: W.C, vanity wash hand basin, free standing bathtub and a walk-in shower enclosure with a thermostatic control rainfall shower. Opaque double-glazed window to the side. Partially tiled. Vertical heated towel rail. Tiled flooring.

## GARDEN

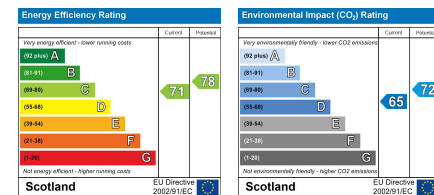
The property has a large area of garden to the side mainly laid with gravel providing an extensive driveway for multiple vehicles. Borders containing established plants and shrubs provide colour throughout the year. Steps lead down to a paved patio - an ideal location for garden furniture to relax and enjoy time in the sun. A metal gate at the front / side of the property allows quick access to Cupar Road for placement of bins etc. An enclosed and private courtyard accessed from the inner hall is ideal for garden furniture and planters to create a tranquil spot to enjoy time outdoors.

## AGENTS NOTES

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







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