

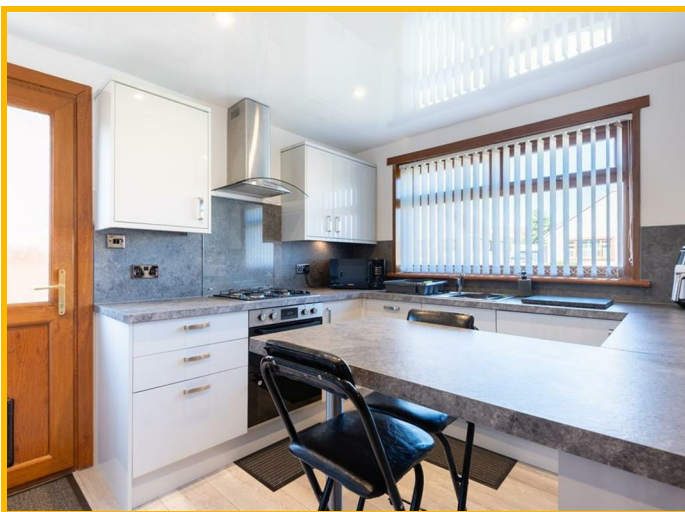


74 Kirklands Park, Cupar, KY15 4EP

Offers Over £250,000



WELL-PRESENTED 4 Bedroom Detached FAMILY HOME offering contemporary interiors with enclosed rear garden, summer house, GARAGE and off street parking for multiple cars. Situated within walking distance of local amenities including Primary and Secondary Schools. Short drive to St Andrews 'The Home of Golf' offering further amenities and access to the Fife Coastal Path, Beaches, Harbour and World Renowned Golf Courses. Local Train Station provides Excellent travel links with Aberdeen, Dundee, Edinburgh, Perth and beyond. Accommodation: Hall, living room, breakfasting kitchen, 4 double bedrooms and a shower room. DG. GCH. Garden with summer house. Garage and Off Street Parking. PERSONAL PROPERTY TOUR available online.



LOCATION

The former market town of Cupar offers a superb range of local amenities with a good selection of shops, supermarkets, pubs, restaurants, and leisure facilities, while just 10 miles to the East lies the ancient and historic university town of St Andrews, also renowned worldwide as the 'Home of Golf'. The City of Dundee is approximately 14 miles by car and home to Scott's ship RRS Discovery and is now the location for the Victoria and Albert Museum. Education is locally served at Castlehill primary and Bell Baxter High School, one of Fife's top performing schools. Perth, Dundee and Edinburgh can be reached via the A92 by car or through the local train station.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via an opaque double-glazed UPVC door leading into the lower hallway. A timber and wrought iron spiral staircase leads to the upper landing. Coving and dado rail. Radiator. Carpeted.

LIVING ROOM

15'1" x 14'10" (4.62m x 4.53m)

Good-sized living room with a double-glazed window to the front. Feature fireplace with a gas fire set in a natural stone surround. Coving and dado rail. 2 radiators. Laminate flooring. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN

12'8" x 9'4" (3.88m x 2.87m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashbacks. Peninsula unit provides a social dining space with additional storage cupboard below. Coordinating cupboard houses the gas central heating condensing combi boiler. Integrated appliances include a gas hob, extractor fan, oven, washing machine and a fridge/freezer. Double-glazed window to the front. Radiator. Laminate flooring. UPVC door with an opaque double-glazed window leads to the garden.

BEDROOM 3

13'0" x 9'10" (3.97m x 3.02m)

Downstairs double bedroom with a double-glazed window to the rear overlooking the garden. Built in cupboard provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 4

9'10" x 9'0" (3.02m x 2.75m)

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

SHOWER ROOM

7'0" x 6'2" (2.14m x 1.88m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Opaque double-glazed window to the side. Fully wet walled. Heated towel rail. Laminate flooring.

UPPER LANDING

Multipurpose space with a Velux window to the side providing ample natural light, ideal as a home office area. Carpeted.

BEDROOM 1

15'3" x 11'6" (4.67m x 3.53m)

Good-sized double bedroom with Velux windows to both sides. Hatch access to the eaves storage. Radiator. Carpeted.

BEDROOM 2

16'1" x 9'7" (4.91m x 2.93m)

Additional double bedroom with Velux windows to both sides. Hatch access to the eaves storage. Radiator. Carpeted.

GARDEN

The front garden is fully laid to lawn with a border containing mature shrubs and plants. A gravel driveway to the side leads to the garage and provides ample off-street parking for multiple cars. A timber gate leads to the rear garden. The rear garden is low maintenance laid with gravel and a paved

patio ideal for outdoor furniture to relax in the sun. The garden is enclosed within a timber fence surround making this a great space to transform into a safe area for children and pets to play.

SUMMER HOUSE

7'10" x 7'10" (2.41m x 2.39m)

Timber summer house offers a sheltered space to enjoy time outdoors with provision for power and carpeting.

GARAGE

18'10" x 8'10" (5.75m x 2.71m)

Good-sized garage accessed via a metal up and over door, provides secure parking with additional storage space. Ideal space for a keen DIYer with fixed work bench and provision in place for light and power. Timber door allows further access from the garden.

AGENTS NOTES

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

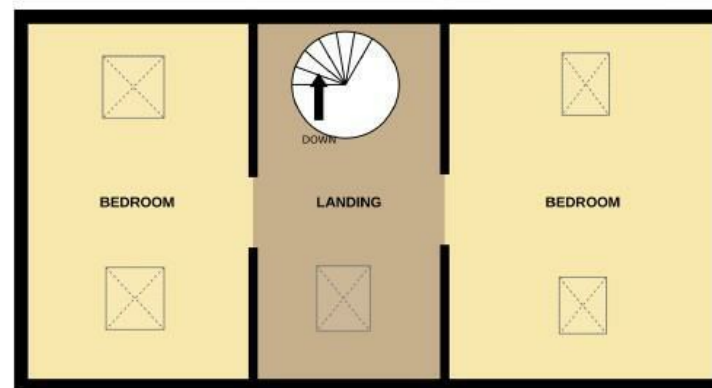




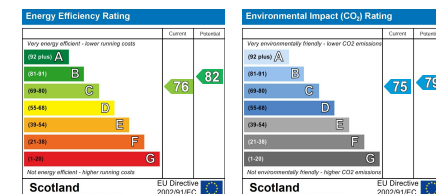
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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