

1 Haymount Park, Cupar, KY15 4AD

Offers Over £195,000

Fife Properties

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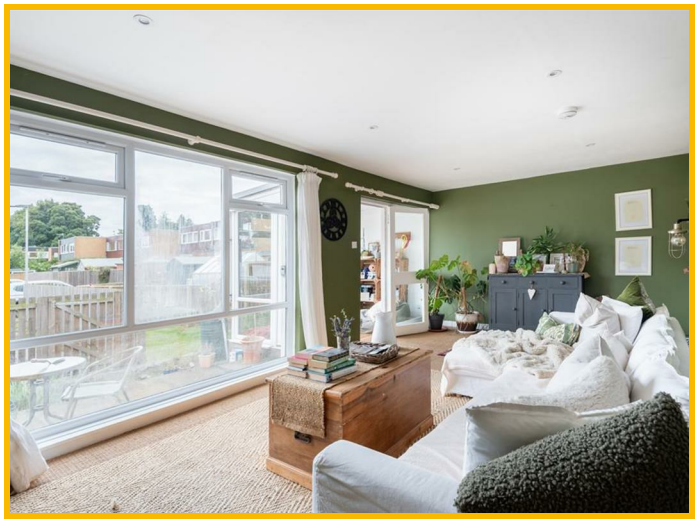
BEAUTIFULLY PRESENTED 3 Bedroom End Terraced Villa on a GENEROUS SIZED PLOT with landscaped gardens and off street parking. Situated within easy walking distance of all amenities and Primary/Secondary Schools with leisure facilities nearby. Cupar train station providing excellent travel links with Dundee, Edinburgh and Perth. A short drive to Fife's Stunning Beaches, Coastal Path and several great Golf Courses. Accommodation: Hall, living room, breakfasting kitchen, downstairs WC, 3 double bedrooms and a shower room. DG. GCH. Front, side and rear gardens. 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, cafes, 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, St Colombus Primary and Bell Baxter High School. 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.

FRONT PORCH
Accessed via a timber door with opaque double-glazed inlets leading into the front porch with a double-glazed window to the front. A cupboard houses the gas central heating condensing combi boiler with additional storage space. Tiled flooring. Doorway to the lower hallway.

LOWER HALL
Carpeted stairs with a timber balustrade leads to the upper landing. Radiator. Carpeted.

LIVING ROOM
20'10" x 11'5" (6.36m x 3.48m)
Bright living room with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted. Doorways to the rear porch and breakfasting kitchen.

BREAKFASTING KITCHEN
12'4" x 12'2" (3.77m x 3.71m)
Fitted kitchen comprising: Floor standing units with solid wood worktops, Belfast sink and tiled splashbacks. Freestanding gas range cooker available by separate negotiation. Integrated appliances include a dishwasher and a washing machine. Fixed breakfasting bar provides a social dining space. Shelved cupboard provides a walk in pantry. Double-glazed window to the front. Radiator. Tiled flooring.

WC
7'7" x 7'3" (2.32m x 2.22m)
2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the side. A cupboard provides storage space. Vertical heated towel rail. Tiled flooring.

UPPER LANDING
Leads to 3 double bedrooms and the shower room. A cupboard provides ample shelving storage space. Radiator. Carpeted.

BEDROOM 1
12'1" x 11'11" (3.70m x 3.64m)
Bright double bedroom with a double-glazed window to the rear with a pleasant hillside view towards Tarvit Hill. Radiator. Carpeted.

BEDROOM 2
8'8" x 8'7" (2.66m x 2.64m)
Additional double bedroom with a double-glazed window to the rear again with that same pleasant outlook. Fixed shelving and hanging provides ample storage space, with a shelved cupboard providing additional storage. Radiator. Carpeted.

BEDROOM 3
11'11" x 9'3" (3.65m x 2.84m)
Further double bedroom with a double-glazed window to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM
8'5" x 5'8" (2.57m x 1.74m)
3-piece suite comprising: WC, wash hand basin and a walk in shower enclosure with a fixed screen and a thermostatic control rainfall shower. Opaque double-glazed window to the front. Vertical heated towel rail. Tiled flooring.

REAR PORCH
7'11" x 6'1" (2.43m x 1.86m)
Multi-purpose space with double-glazed windows to the rear providing ample natural light and a view over the garden. Ideal for use as a home office or a sunroom with access to the garden. Wood effect tiled flooring.

GARDEN
The property occupies a generous plot with front, side and rear gardens, mainly all laid to lawn with borders containing an array of established plants and shrubs. A good-sized paved patio provides an ideal spot for garden furniture to relax and enjoy time in the sun. A summerhouse offers a perfect sheltered spot to enjoy time outdoors all year round, multi-purpose this could be an ideal home office or gym. Timber gates at the rear of the property lead to the off street parking with scope to extend the space available. The garden is fully enclosed making this 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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FINE
NOTHING
GO AHEAD
WHATEVER
IT'S OK

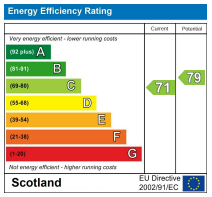


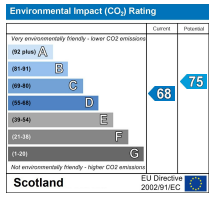
GROUND FLOOR



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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