

68 Upper Dalgairn

CUPAR, KY15 4JH



Excellent three-bedroom house in a popular cul-de-sac location, situated in the heart of Cupar



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McEwan Fraser Legal are delighted to present this spacious, three-bedroom, semi-detached house well situated in the heart of Cupar to the market. Presented in excellent condition, the property enjoys a quiet position at the end of a family-friendly cul-de-sac. Benefits include an extensive family kitchen, gas central heating, double glazing and a private rear garden. Viewing this property is highly recommended.

THE LOUNGE



Internally the accommodation is in good decorative order, briefly comprising a entrance hallway, a lounge with a large window letting in an abundance of light and a lovely focal fireplace, a bright kitchen with an integrated gas hob/ electric oven with extractor fan and access to the rear garden through the rear door, the dining area has space for a table and six chairs for more formal dining. The wonderful three-piece family shower room with a walk-in shower is also located on the ground level.

THE KITCHEN



THE SHOWER ROOM



Upstairs there are three large double bedrooms which include the impressive master bedroom with storage. There is ample storage throughout the upper floor.

The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include a driveway to the side. This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to 2 cars, as well as more than adequate unrestricted on-street parking to accommodate visitors.

BEDROOM 1



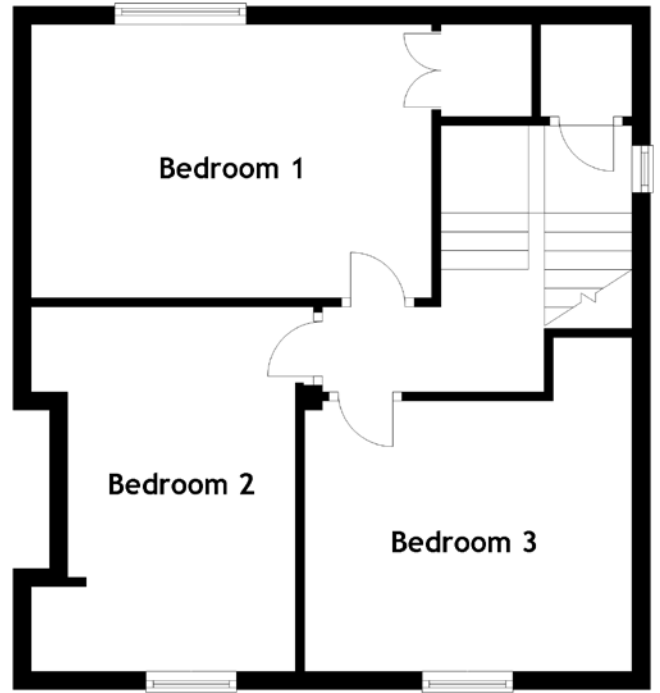
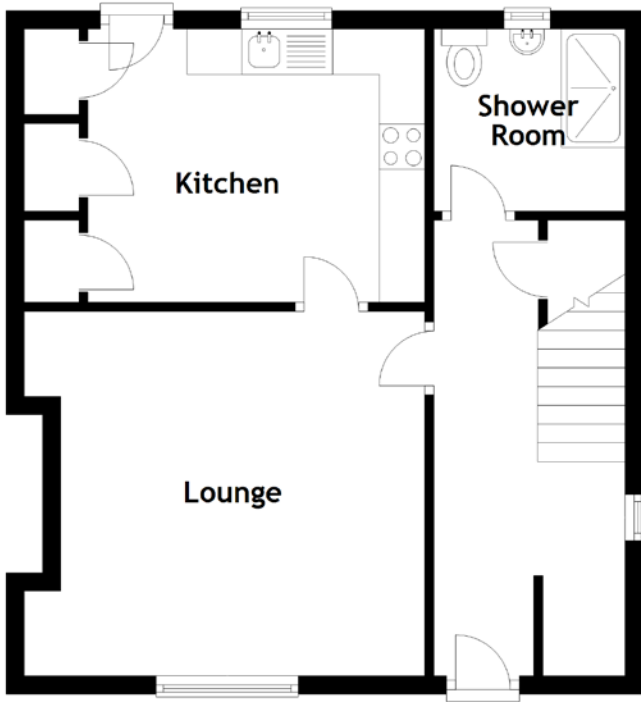
BEDROOM 2



BEDROOM 3



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

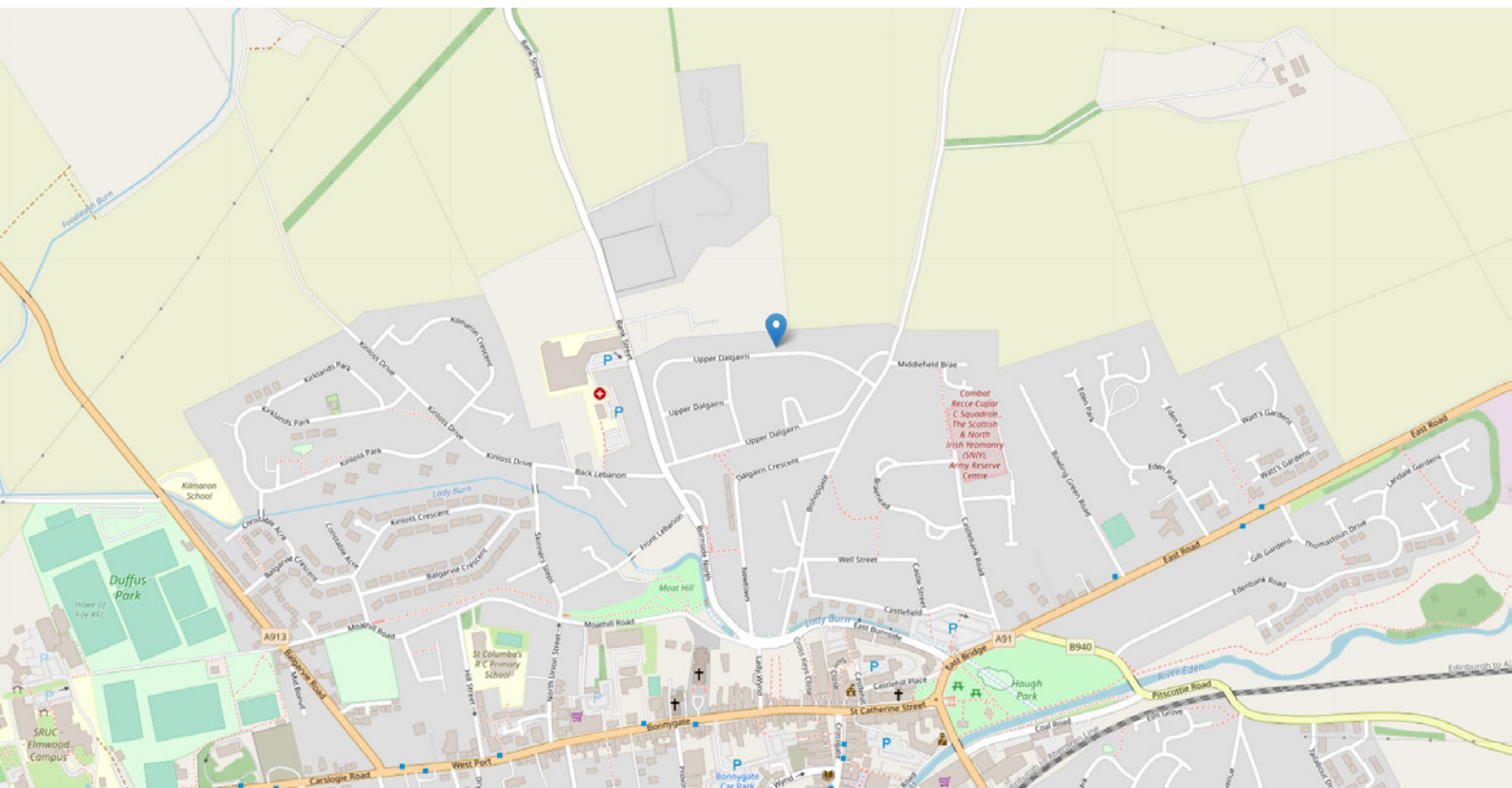
Lounge	4.00m (13'1") x 4.00m (13'1")
Kitchen	3.70m (12'2") x 3.00m (9'10")
Shower Room	2.10m (6'11") x 2.00m (6'7")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.10m (10'2")

Bedroom 3

3.60m (11'10") x 2.90m (9'6")

Gross internal floor area (m²): 94m²
EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and window dressings.



THE LOCATION

The old market town of Cupar lies in the heart of the fertile Howe of Fife. A former royal burgh, Cupar is located alongside the small River Eden and surrounded by gentle hills. Once a bustling market centre, today, this picturesque town has retained much of its character. The town boasts a number of fine historic buildings including the 17th century Preston Lodge, Chancellor's House, the Corn Exchange, the Old Parish Church and the Mercat Cross which dates from 1683.





Cupar is a great place for the commuter who wishes to spend weekends on the bike or the hills and have the convenience of being able to walk to the train station for travel North or South. The Town is Excellent too for families with great schooling in the area and always something to do with the kids at the weekend or holidays. Make time to visit the Hill of Tarvit, an Edwardian mansion 2 miles south of the town that was remodelled by Sir Robert Lorimer, or visit Cairnie Maze or the Scottish Deer centre and other local attractions. Private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire, Bell Baxter in Cupar and Madras College in St Andrews are good state schools.

Cupar is an active town with a supermarket, railway station and good range of shops sitting approximately 10 miles to the West of St Andrews.



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