

76 Upper Dalgairn

CUPAR, FIFE, KY15 4JH



Beautiful three-bedroom home in immaculate order



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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 excellent decorative order, briefly comprising an entrance hallway, a lounge with a large window letting in an abundance of light, a bright kitchen with an integrated gas hob and oven with extractor fan and access to the rear garden through the side door, the dining area has space for a table and six chairs for more formal dining.

THE KITCHEN





Upstairs there are three large bedrooms which include the impressive master bedroom with an exposed fireplace and storage. There is ample storage throughout the upper floor. The wonderful three-piece family shower room with a walk-in shower is also located on the upper level.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3

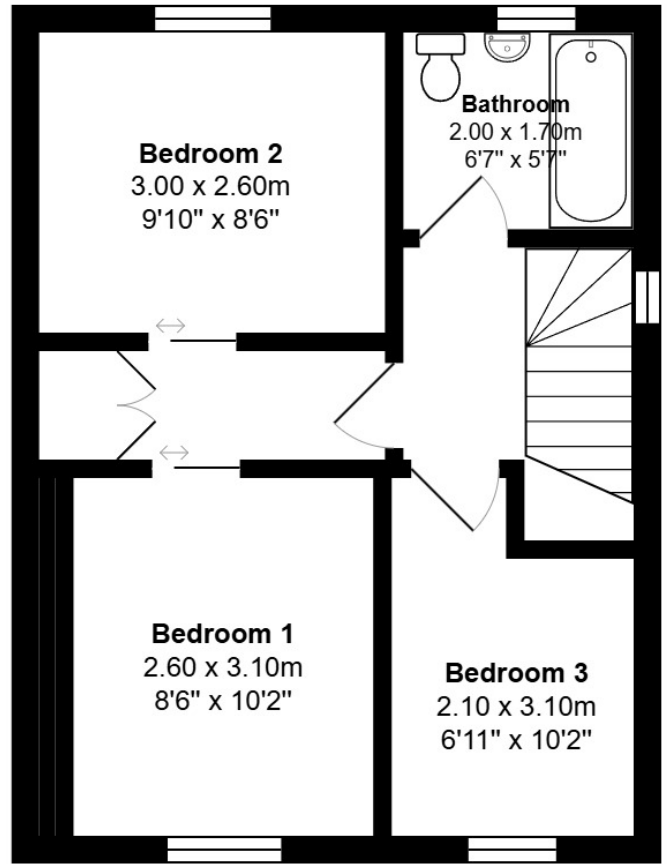
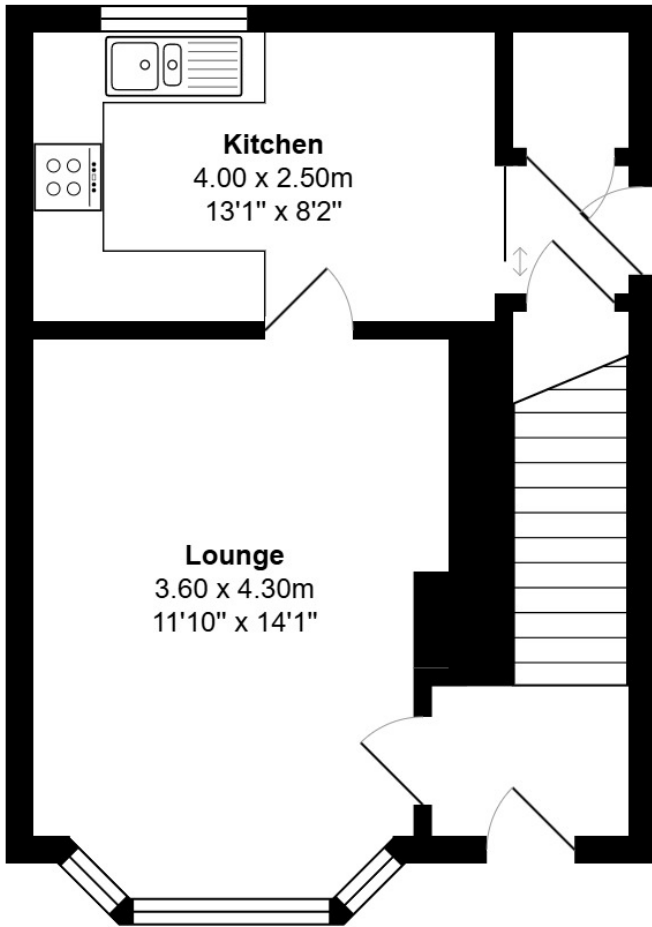


The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include a driveway to the front and side. This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to 6 cars leading to the garage as well as more than adequate unrestricted on-street parking to accommodate visitors.

EXTERNALS

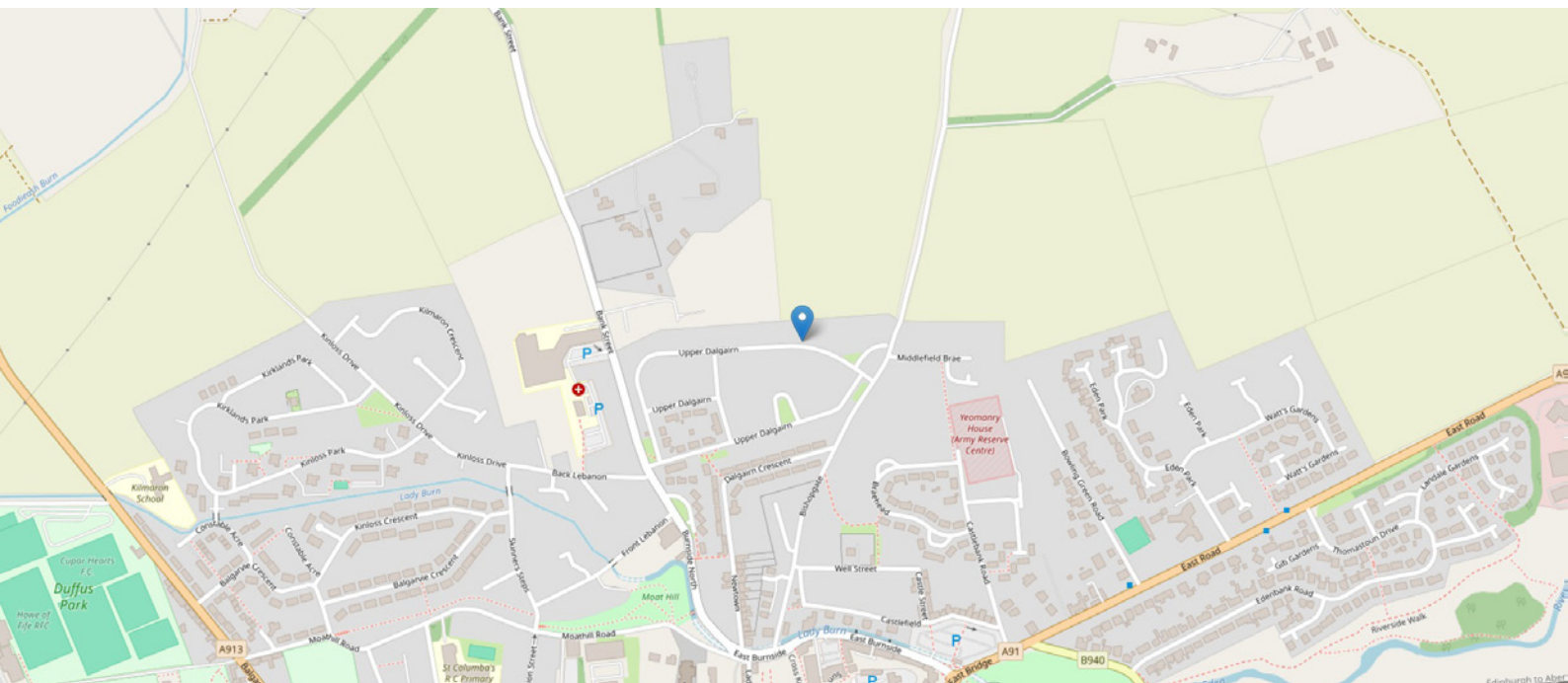


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 72m²
EPC Rating: C



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 to 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 a good range of shops sitting approximately 10 miles to the West of St Andrews.



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