

# 83 Cupar Mills

CUPAR, KY15 5ES



*Lovely three bedroom house situated in a popular residential location*



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McEwan Fraser Legal is delighted to market this three-bedroom detached villa in truly walk-in condition.

# THE LOUNGE



Entrance to the property is through the front door into the hallway which leads to the bright lounge. The spacious lounge is pleasantly located to the front with a feature window looking out to the front gardens.



# THE KITCHEN



The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and French doors leading to the rear south-east facing garden, also on this level there is a handy utility and WC. The garage has been converted to offer a further reception room or family room and could be used as a fourth bedroom..





# THE UTILITY & WC





# THE FAMILY ROOM





The first floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good sized bedrooms on this level with the master offering a stylish en-suite. This completes the accommodation on offer.

# BEDROOM 1





# BEDROOM 2





# BEDROOM 3 & THE BATHROOM





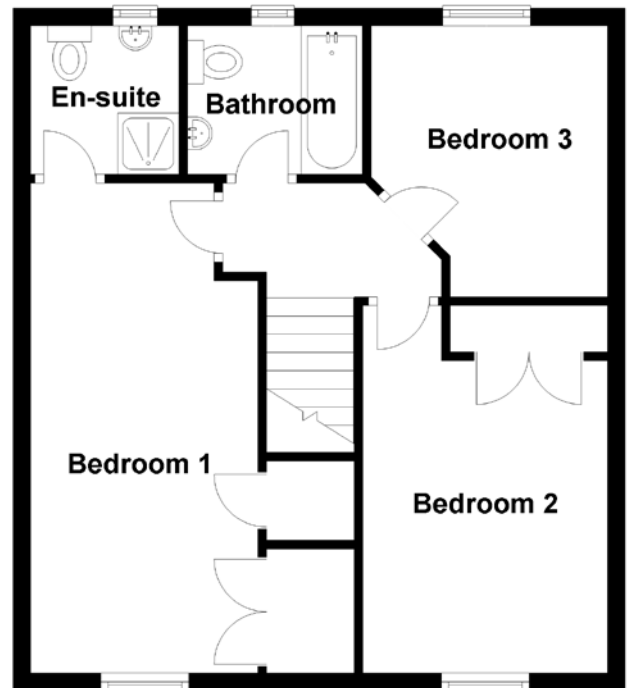
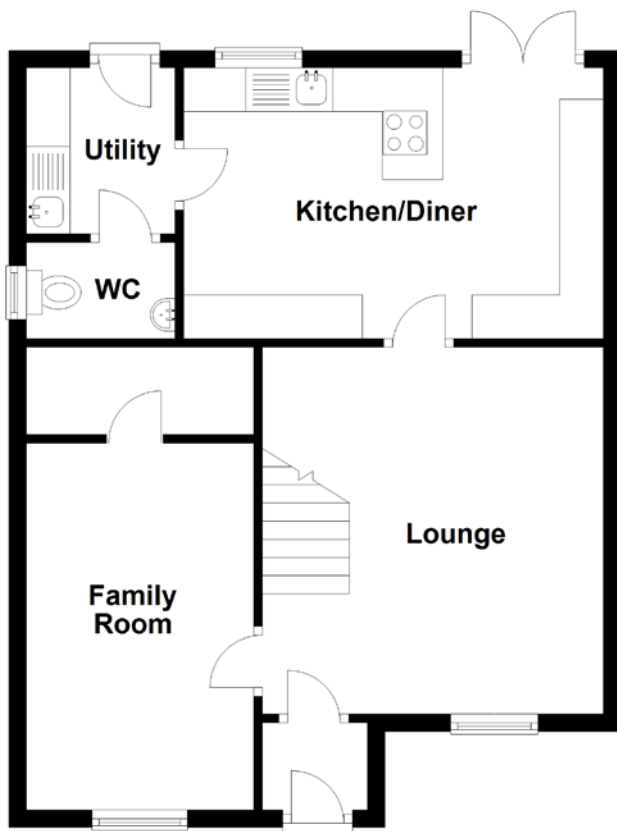
The property further benefits from double glazing, gas central heating and a large driveway to the front. The gardens are immaculately designed for easy maintenance. This is a must-see to appreciate the accommodation on offer.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

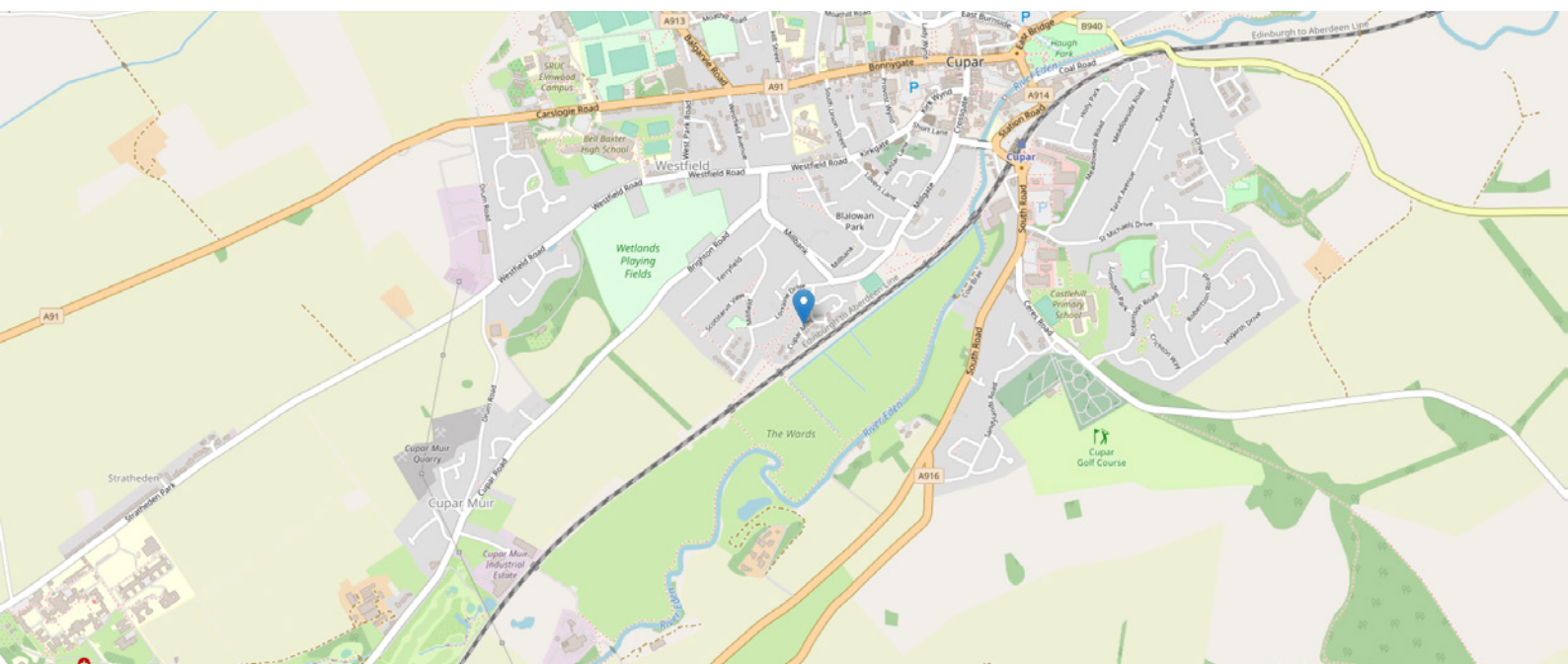
Lounge	4.20m (13'9") x 3.90m (12'10")
Kitchen/Diner	4.80m (15'9") x 3.10m (10'2")
Utility	1.90m (6'3") x 1.70m (5'7")
WC	1.70m (5'7") x 1.10m (3'7")
Family Room	4.20m (13'9") x 2.60m (8'6")
Bedroom 1	5.60m (18'4") x 2.60m (8'6")
En-suite	1.70m (5'7") x 1.70m (5'7")

Bedroom 2	4.20m (13'9") x 2.80m (9'2")
Bedroom 3	3.10m (10'2") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>

EPC Rating: C

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





# 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.

**McEwan Fraser Legal**

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Part  
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Text and description  
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Area Sales Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

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