

3 Bower Park

GATESIDE, CUPAR, KY14 7TD



Delightful four-bedroom home with beautiful views across the countryside



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An excellent opportunity has arisen to acquire this lovely semi-detached house, well situated in the heart of Gateside. Viewing this property is highly recommended.

THE LOUNGE



Internally the accommodation is in good decorative order, briefly comprising an entrance hallway and lounge with patio doors letting in an abundance of light.

THE KITCHEN



The modern and bright kitchen has an integrated induction hob/electric oven, ample wall and base units and access to the rear gardens. Bedroom four is located on the ground level and is double in size. This room can be used as a separate dining room.



BEDROOM 4





Upstairs there are three large double bedrooms which include the impressive master bedroom. There is ample storage throughout the upper floor. The wonderful fully partially three-piece family bathroom with 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 side which leads to the large garage. This property also benefits from oil central heating, full double glazing, a driveway to allow for off-street parking, as well as more than adequate unrestricted on-street parking to accommodate visitors.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



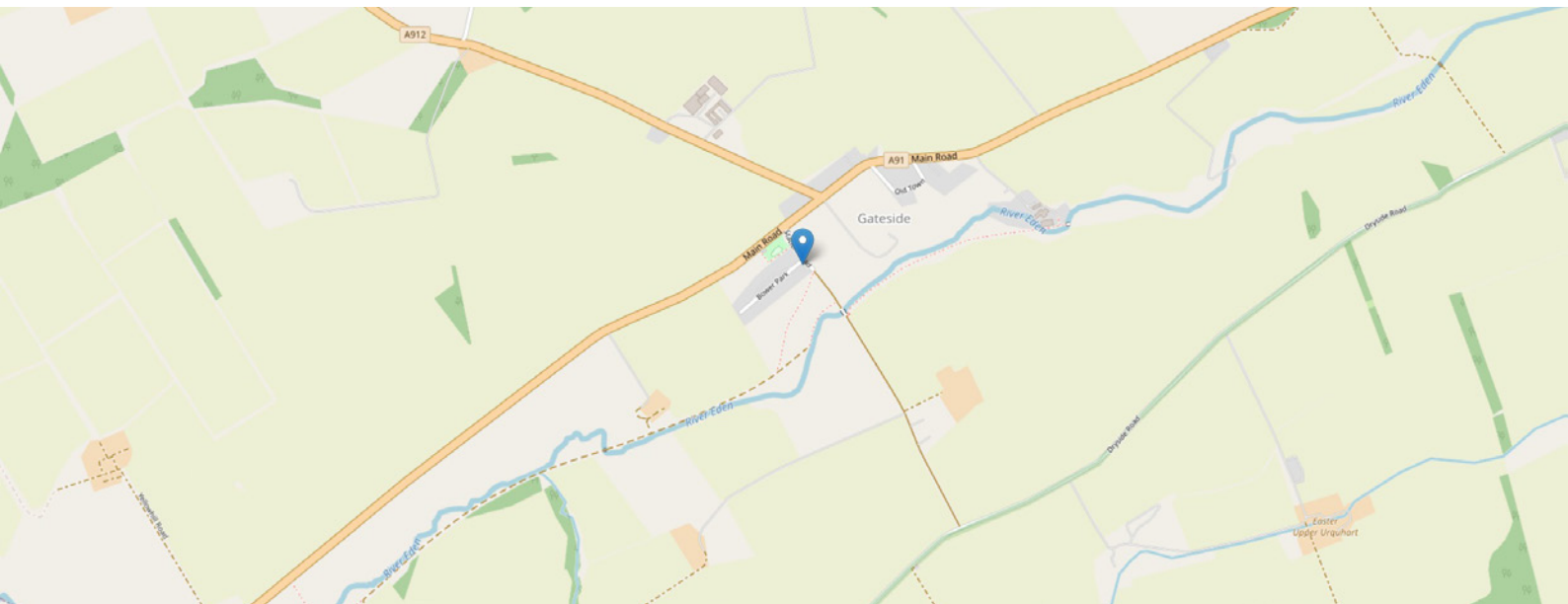
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.00m (13'1")
Kitchen	4.60m (15'1") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")

Bedroom 3	3.10m (10'2") x 2.90m (9'6")
Bedroom 4	3.40m (11'2") x 2.60m (8'6")

Gross internal floor area (m²): 100m² | EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Gateside is a small village situated on the main road between Kinross and St Andrews. The village boasts a country aspect with stunning views of the Lomond hills and open farmland and is approximately 5 miles from the M90 suitable for commuting to Edinburgh.





Perth lies approximately 13 miles to the north and St Andrews is approximately 23 miles to the east. Gateside has a primary school and various shops including arts and crafts and antiques at the Gateside Mills, with all local amenities available in Kinross and Milnathort.



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