

9 Shorehead

KINGSKETTLE, CUPAR, KY15 7PH



*Wonderful three-bedroom bungalow
with double detached garage*



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McEwan Fraser Legal is delighted to offer this three-bedroom detached bungalow situated in a quiet and sought-after residential area.

THE LOUNGE



The spacious living room is quietly situated at the front of the property overlooking the private garden with panoramic views.

THE KITCHEN



The kitchen area consists of a range of wall and floor-mounted units with complementing surfaces and a built-in gas hob with an electric oven and hood, a separate built-in fridge and freezer. The kitchen also has a handy utility room and access to the rear gardens, and a conservatory is at the front of the property and overlooks the garden grounds.



THE CONSERVATORY & UTILITY





Ample storage can be found in the hallway, and there are three large bedrooms of comfortable dimensions in the property, two of which benefit from storage cupboards. The master bedroom is a generous size with views over the rear gardens and a walk-in wardrobe. The master bedroom also has a WC. The four-piece family bathroom completes the accommodation on offer. The property benefits further from gas central heating and full double glazing throughout.

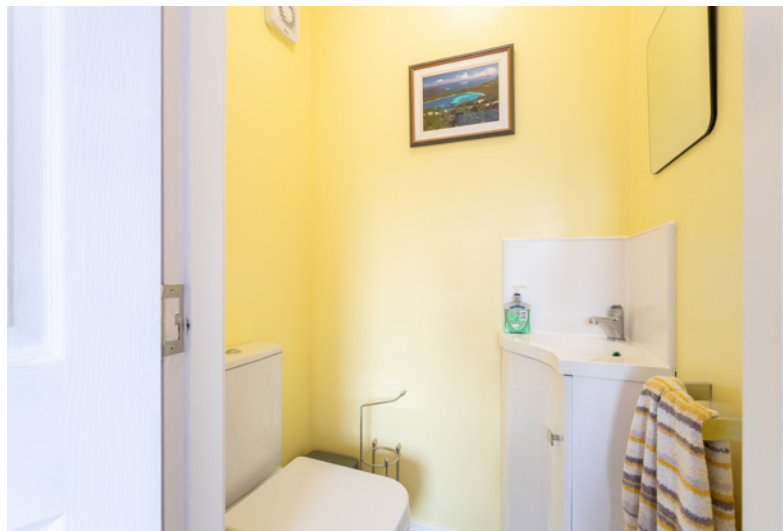
THE BATHROOM



BEDROOM 1



The master bedroom is a generous size with views over the rear gardens and a walk-in wardrobe



BEDROOM 2



BEDROOM 3



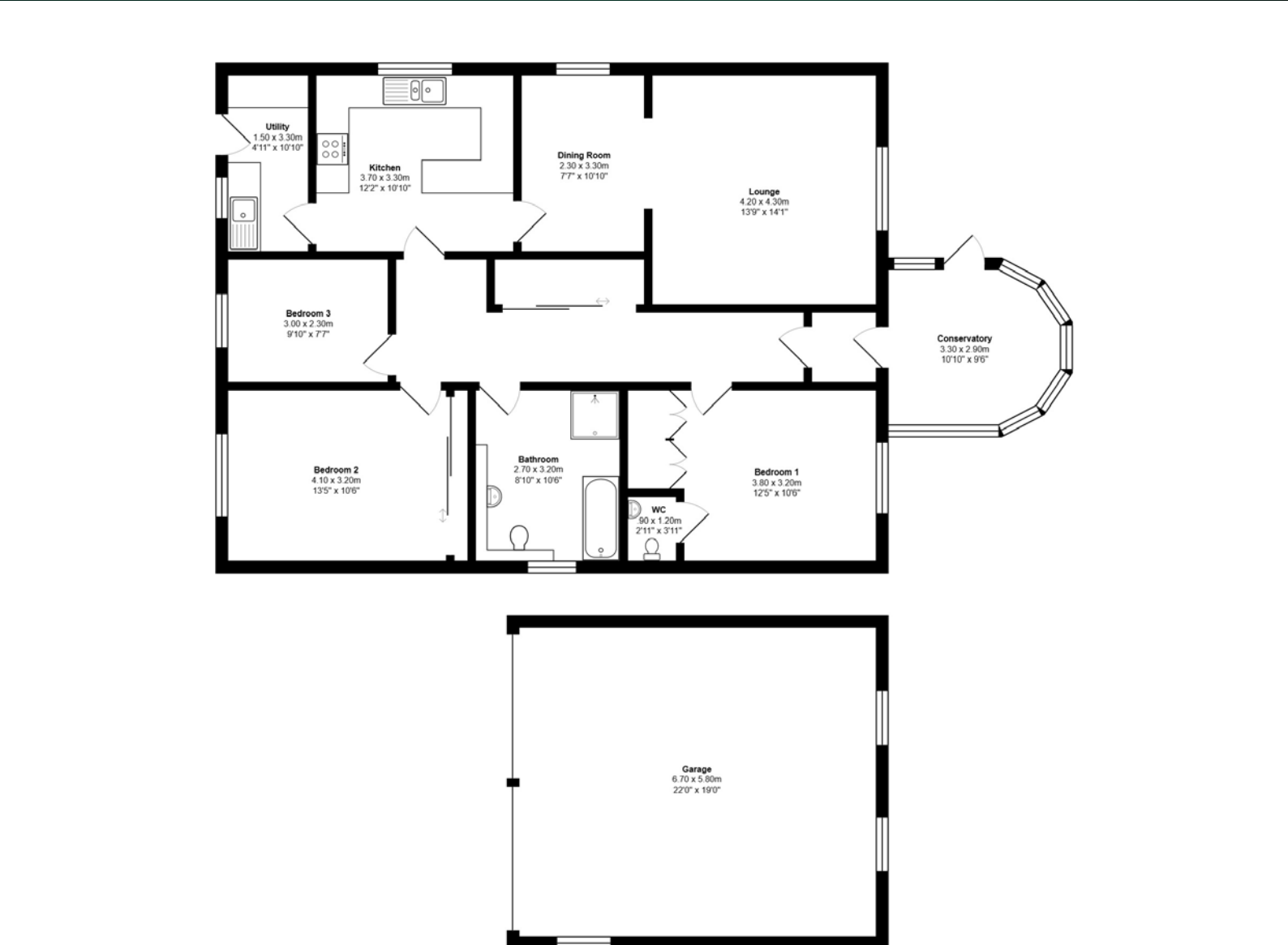
Additionally, there are well-maintained private gardens sweeping around the property. The large driveway leads to the double garage with doors and can accommodate several vehicles. The rear gardens are fully enclosed to offer privacy and a safe environment for animals and children.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS

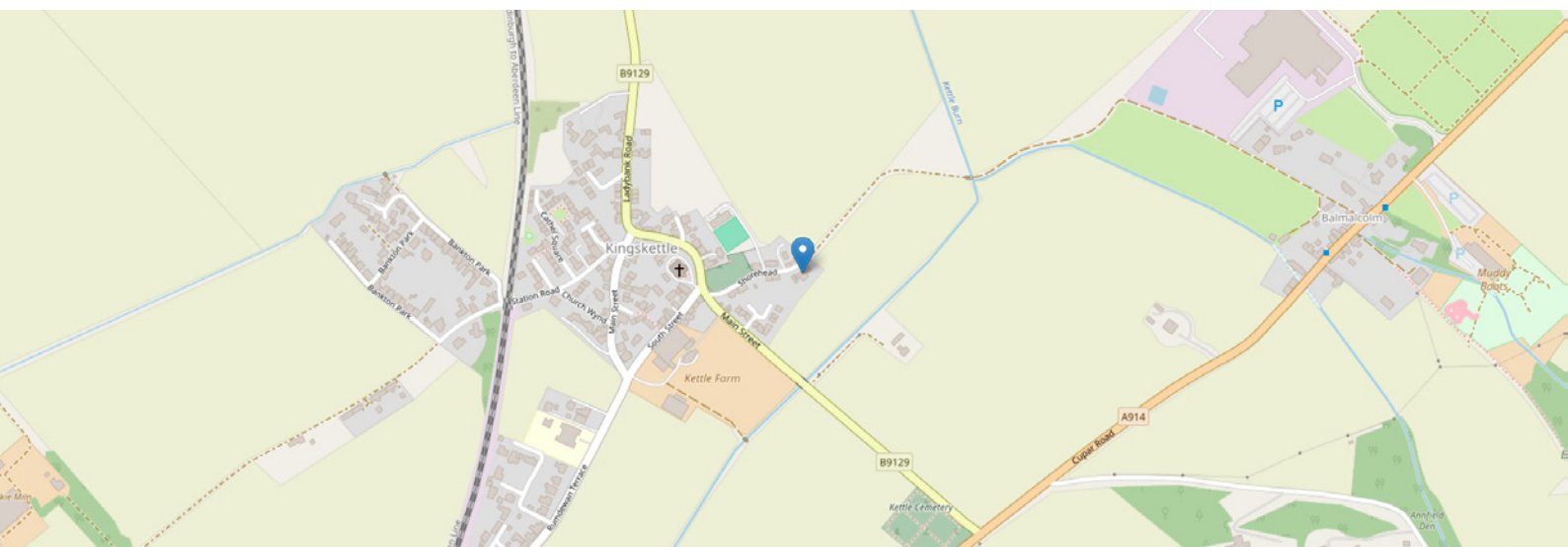


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 115m² | EPC Rating: C



THE LOCATION

The popular village of Kingskettle sits in the Howe of Fife, a short distance to the south-west of the county town of Cupar. The village of Kettlebridge provides a good selection of local services and amenities, including a Post Office, shop, primary school, church and play area with a wider and comprehensive offering in the nearby city of Glenrothes and the bustling county market town of Cupar.





Kingskettle's superb central location offers good access to all parts of Fife and beyond. St. Andrews is no more than twenty-five minutes to the east, approximately sixteen miles. The cities of Dundee, approximately nineteen miles and Perth, approximately twenty-one miles, are about thirty minutes to the north, with Edinburgh, thirty-seven miles, about forty-five minutes to the south. Train stations are available at Ladybank, Cupar and Markinch, giving the commuter a wide choice. The outstanding, picturesque rolling countryside that surrounds Kingskettle offers an enchanting mix of hill, river, woodland, farmland and coastline, making the area ideally suited for the outdoor enthusiast and country pursuits. The area is renowned for golf, with many prestigious courses nearby, including the Old Course at St. Andrews. The nearby Ladybank golf course is highly rated and regularly hosts final qualifying for the Open Championship. Good state schooling is available locally, with private schooling being provided at St. Leonards in St. Andrews, the High School of Dundee and several schools in and around the Perth area.



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