

16 Back Park

KETTLEBRIDGE, CUPAR, FIFE, KY15 7QB



*Beautiful five-bedroom period home set within
a desirable location in truly walk-in condition*



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The property has been sympathetically extended with immaculate gardens which are very well laid out and will transport any viewer to a very peaceful place. Entrance is through the bright and spacious vestibule into the hallway with access to all apartments on this level.

THE LOUNGE



The accommodation consists of a bright and spacious lounge, with a wood-burning stove, which owing to its shape would also suit a range of furniture configurations.

THE KITCHEN



There is a beautifully designed kitchen/diner, with a separate fridge and freezer, and dishwasher. It is finished with a lovely range of light wood fitted units, making it a great space for the chef to serve up a marvellous meal. There is space for a large dining table for entertaining on more formal occasions with family and friends, French doors lead out to the decking area with delightful views across the countryside. There is a separate large utility room with washing machine and dryer as well as loads of extra storage. A well-hidden snug or office is on hand to the rear of the property. There is also a lovely WC located on the ground level.





THE UTILITY & WC



THE OFFICE



THE FAMILY ROOM



A large family room that could be used as a further bedroom is located on the ground level with views to the front of the property.



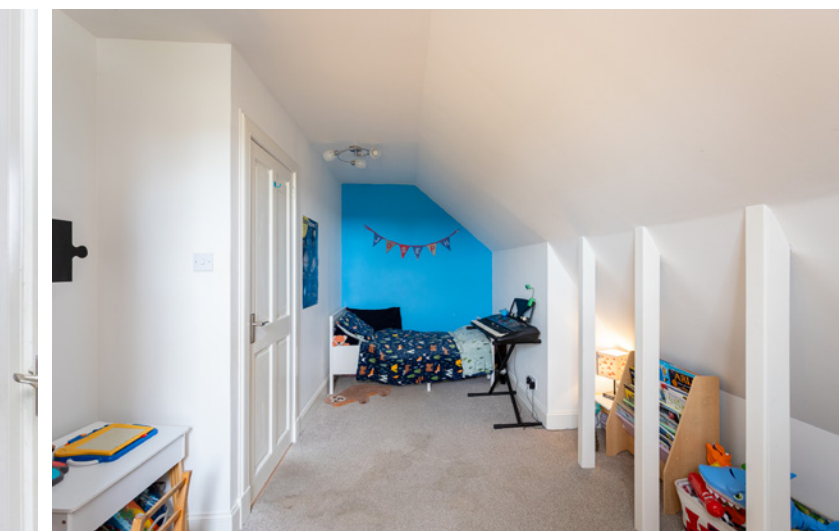
Journey to the upper level where you will find four double bedrooms with the impressive master offering a range of furniture configurations. The four-piece shower room is also located on the upper level.

Some properties tick all the boxes; this is definitely one of them. Early viewing is strongly advised for this charming period property.

THE SHOWER ROOM



THE BEDROOMS



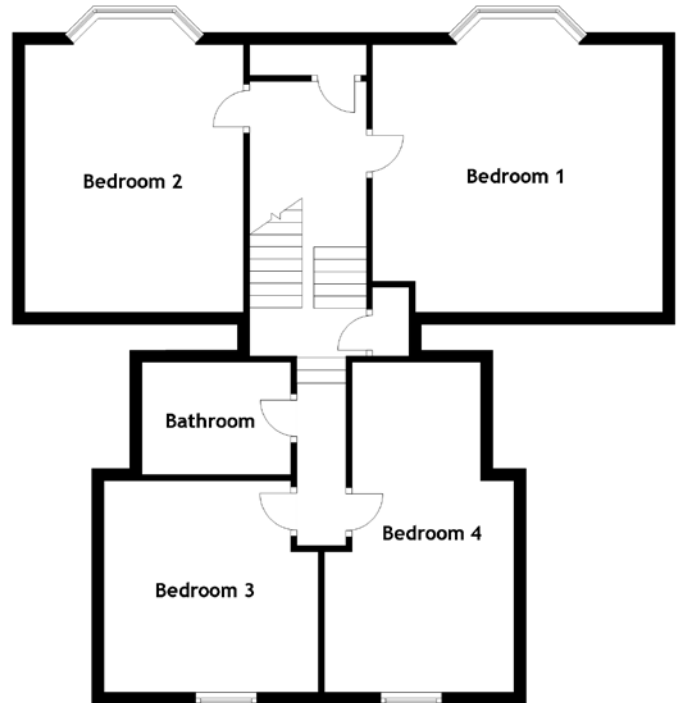
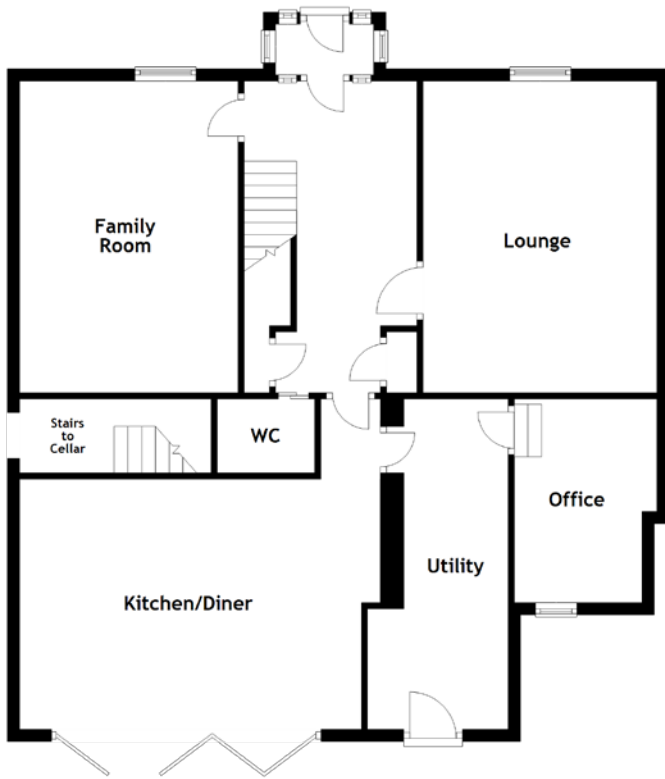
The home is kept warm, comfortable and cosy via the double glazing, and gas central heating. The garden space is impressive with its lovely deck. It offers a great place to relax unwind and enjoy a glass of wine at the end of a hard day. The garden is pet-friendly and secure.

This great home would make an ideal buy for many people, from a family to a retired couple or even just someone who always dreamed of stepping back and letting the world get on with it, in their own perfect piece of heaven.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

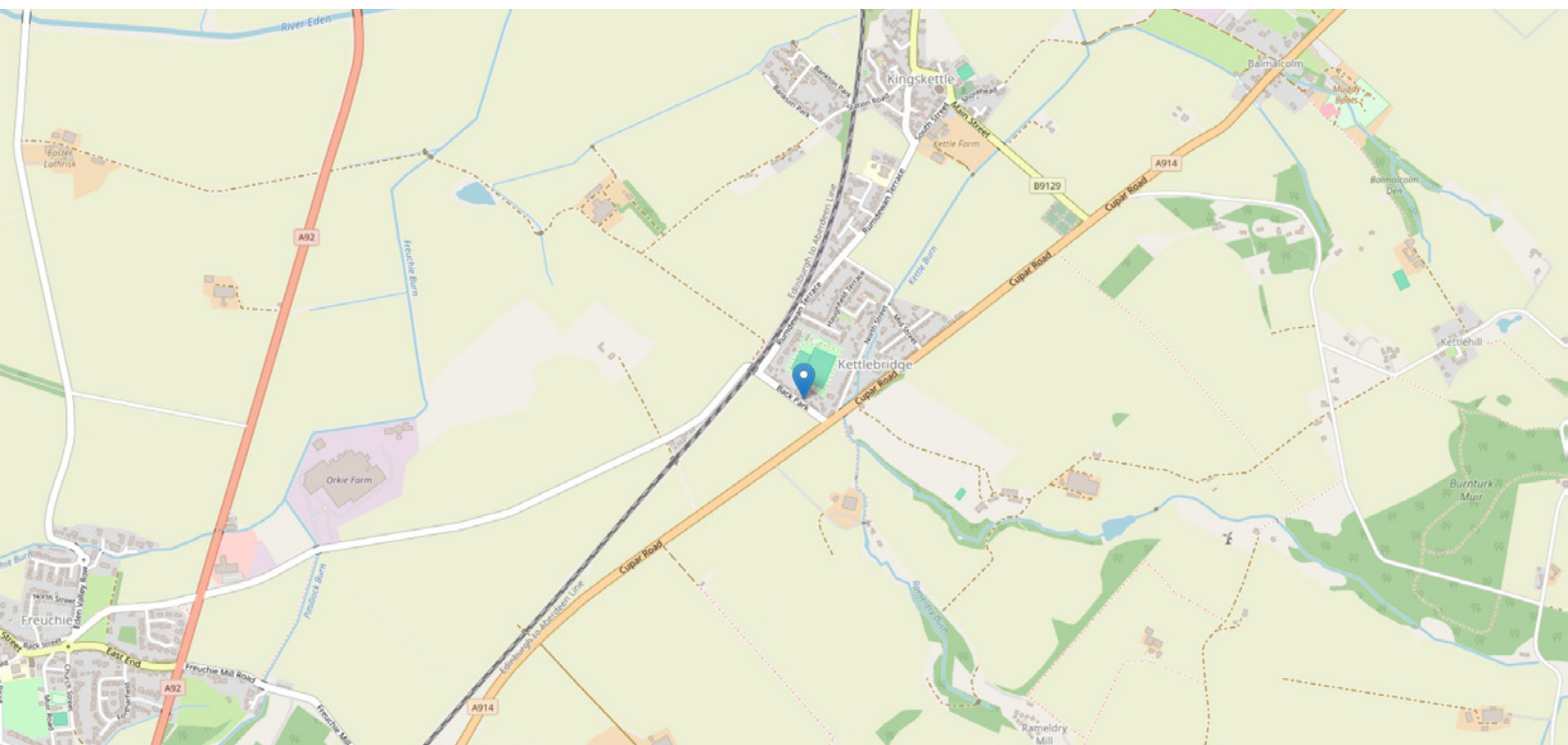


Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 5.11m (16'9") x 3.84m (12'7") |
| Kitchen/Diner | 5.61m (18'5") x 4.10m (13'5") |
| Utility | 5.42m (17'9") x 1.71m (5'7") |
| Family Room | 5.11m (16'9") x 3.59m (11'9") |
| Office | 3.34m (10'11") x 2.34m (7'8") |

| | |
|-----------|-------------------------------|
| Bedroom 1 | 4.76m (15'7") x 4.39m (14'5") |
| Bedroom 2 | 4.39m (14'5") x 3.59m (11'9") |
| Bedroom 3 | 3.52m (11'6") x 3.47m (11'5") |
| Bedroom 4 | 5.42m (17'9") x 3.11m (10'2") |
| Bathroom | 2.44m (8') x 1.84m (6'1") |

Gross internal floor area (m²): 185m²
EPC Rating: D



THE LOCATION

Kettlebridge is a small sought-after village situated in the Howe of Fife between Glenrothes and Cupar. 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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