

Thorntons

Bracco, 38 Westfield Road,
Cupar KY15 5DS



A substantial stone-built traditional detached villa located in a highly desirable residential avenue within easy reach of the schools, town centre and all amenities.

Boasting well-proportioned accommodation over two floors, the property retains many pleasing period features including stripped panel wooden doors, cornices and fireplaces. More recently modern bathroom fittings, a fitted kitchen and gas central heating have been added, together with double glazing to the majority of the windows.

The accommodation comprises, on the ground floor, an entrance vestibule and hall leading onto the three spacious public rooms and a bedroom. To the rear and housed within an extension to the original property is a spacious breakfasting kitchen, utility room and handy shower room.

The staircase leads to a mid landing which gives access to the main bathroom and separate WC

The first floor houses a further three bedrooms with the smallest currently used as a study and the largest boasting an en suite shower room.

Externally, the villa is located within a large area of mature garden ground, with a gravel driveway and lawn to the front. The particularly attractive rear garden features a central lawn with mature trees and shrubs surrounding, paved terraces and flower beds. There is also a large timber shed equipped with electric power.

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Room Dimensions

Entrance Vestibule		
Reception Hall		
Sitting Room	14'6" x 14'4"	4.44m x 4.37m
Living Room	14'0" x 11.10"	4.34 x 3.62m
Dining Room	13'4" x 12.2"	4.06m x 3.72m
Breakfasting Kitchen	14'0" x 11'5"	4.27m x 3.47m
Bedroom 1	13'6" x 11'4"	4.10m x 3.47m
Bedroom 2	19'11" x 13'5"	6.07m x 4.09m
En-suite Shower Room	6'4" x 6'1"	1.93m x 1.86m
Bedroom 3	19'1" x 13'5"	5.83m x 4.09m
Bedroom 4	9'3" x 7'6"	2.90m x 2.30m
Bathroom	11'10" x 9'7"	3.62m x 2.93m
Shower Room	4'5" x 4'3"	1.34m x 1.30m
Utility Room	9'9" x 7'11"	2.99m x 2.40m
Cloakroom	6'1" x 3'10"	1.85m x 1.17m





Location

For much of the past millennium Cupar was the county town of Fife and is still a remarkably bustling town that remains the natural centre of a large part of eastern Fife. Much of the bustle centres around the main shopping streets of Crossgate and Bonnygate which converge on the Unicorn surmounted Mercat Cross.

Cupar enjoys a wide range of amenities including good local shops, excellent sports facilities and two primary schools, secondary education being provided by the well known Bell Baxter High School. Elmwood College is internationally recognised as a Centre of Excellence in golf related studies and as specialists in providing land-based education as well as offering a range of other courses.

One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages.

In detail the accommodation comprises:

Entrance Vestibule

External arched entrance with quarry tiled step. Traditional wooden panelled door. Ceiling rose and cornice. Arched fanlight. Quarry tiled floor. Glazed door with side screens and fanlight to reception hall.

Reception Hall

Large storage cupboard below stairs. Radiator. Carpet floor covering. Traditional wooden panelled doorways to sitting room, living room, dining room, bedroom one and with staircase to upper floor.

Sitting Room

Triple window formation overlooking front garden. Wooden fire surround with ceramic tile insert housing electric living flame fire. Alcove with upper display portion and lower cupboard housing the electricity meter. Radiator. Cornice. Central light fitting. Carpet floor covering.

Living Room

Triple window formation overlooking front garden. Original Victorian cast iron fireplace with stone hearth, tile insert and wooden fire surround. Shelved wall cupboard. Radiator. Cornice. Central light fitting. Carpet floor covering.

Dining Room

Window overlooking rear garden. Alcove with shelved display area and lower cupboard. Cupboard in window recess. Radiator. Central light fitting. Attractive bamboo strip floor. Door to breakfasting kitchen.

Breakfasting Kitchen

Windows to side and rear. French doors to garden. Excellent range of base and wall units in beech with contrasting worktop extending into glazed breakfast bar. Inset stainless steel 1½ bowl sink and drainer. Stainless steel gas cooker. Chimney hood. Shelved alcove with lower cupboard. Radiator. Recessed





downlighters. Slate effect laminate flooring. Door to rear vestibule.

Rear Vestibule

Double glazed door to rear garden. Access to attic. Central light fitting. Slate effect laminate flooring. Door to utility room.

Utility Room

Window to rear garden. Base and wall units in beech with contrasting worktop. Inset stainless steel 1½ bowl sink and drainer. Wall mounted "Worcester" central heating boiler. Radiator. Central light fitting. Slate effect laminate flooring. Door to shower room.

Shower Room

Frosted glass window. Mains shower with curtains closure. WC. Corner vanity basin. Extractor Fan. Radiator. Central light fitting. Tiled floor. PVC clad walls.

Bedroom 1

Rear facing window. Fitted shelves. Storage cupboard. Radiator. Cornice. Central light fitting.

Stairs with skylight, wooden handrail to mid landing and first floor landing.

Mid landing

Skylight window. Carpet floor covering. Doors to bathroom and cloakroom.

Bathroom

Frosted glass window. White bath and wash hand basin. Shower cabinet with toughened



glass doors. Main shower. Extractor fan. Vanity mirror and shelves with fluorescent light. Radiator. Central light fitting. Vinyl floor covering.

Cloakroom

Frosted glass window. White WC and wash hand basin. Tongue and groove clad ceiling. Radiator. Central light fitting. Vinyl floor covering.

First floor landing

Doors to bedrooms 2, 3 and 4. Hatch to attic. Light fitting. Carpet floor covering.

Bedroom 2

Front facing dormer window with view between surrounding properties to the Hill of Tarvit. Access to storage within the eaves. Radiator. Two ceiling light fittings. Carpet floor covering. Door to en suite shower room.

En Suite Shower Room

White wash hand basin and WC. Shower tray with toughened glass enclosure housing mains shower. Chrome heated towel rail. Extractor fan. Vinyl floor covering.

Bedroom 3

Windows to front and side. Access to storage within the eaves. Radiator. Coombed ceiling. Two ceiling lights. Carpeted floor covering.

Bedroom 4

Currently used as a study but equally suitable for single bedroom. Access to attic. Front facing window. Radiator. Central light fitting.



Exterior

The property is located within an excellently sized area of garden ground. To the front exists a gravel driveway with parking for a number of vehicles and a lawn with mature trees and shrub beds. All enclosed within a stone wall with wrought iron gates and hedge.

The large rear garden is enclosed within a wall and is attractively laid out on different levels with paved patio, raised beds, mature trees and shrubs and a central lawn. Outbuildings comprise a greenhouse and a large timber shed. External water tap.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings.

Council Tax Band "G"

EPC Rating "E"

Directions

From Crossgate in the centre of Cupar turn into Kirk Wynd, then follow onto Kirkgate which leads onto Westfield Road. The property is located on the right hand side and will be identified by a for sale sign.



Thorntons

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3 Public



4 Bed



4 Bath



Off-Street
Parking



EPC Rating

Thorntons is a trading name of Thorntons Law LLP.

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Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.