

Thorntons

39 Watts Gardens,
Cupar, KY15 4UG



This most attractive detached three bedroom property, located at the top of a select small cul de sac giving fine views over the surrounding countryside, is situated within the popular market town of Cupar.

The beautifully maintained accommodation comprise entrance vestibule, entrance hall, spacious elegant sitting room with fine views, dining room, conservatory with fine views, fitted dining kitchen, utility room, master bedroom with en suite shower room, two further double bedrooms, bathroom and cloakroom with adjoining door to bedroom two.

Location

Historically, Cupar was the county town of Fife and remains the administrative centre for the North East Fife District. Whilst the quaint and picturesque exterior has been maintained, Cupar remains a thriving and flourishing centre. Local amenities include the bustling shopping streets of Crossgate and Bonnygate, a leisure centre, schools and, of course, a golf course.

Cupar railway station is on the East Coast, Aberdeen to London line, facilitating easy commuting to Edinburgh, Dundee, Perth and further afield. Due to its central location and regular bus services, Cupar is also ideally placed for travel to nearby St Andrews, as well as the villages and hamlets of the surrounding area.

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Room Dimensions

Entrance Vestibule	5'8" x 4'3"	1.74m x 1.29m
Entrance Hall		
Sitting Room	17'3" x 13'8"	5.27m x 4.18m
Dining Room	11'6" x 11'5"	3.51m x 3.49m
Dining Kitchen	13'7" x 9'10"	4.15m x 3.00m
Conservatory	12'2" x 7'7"	3.69m x 2.33m
Master Bedroom	11'11" x 10'0"	3.64m x 3.05m
En Suite Shower Room	6'1" x 4'7"	1.86m x 1.42m
Bedroom 2	10'1" x 9'11"	3.08m x 3.02m
Bedroom 3	10'10" x 10'0"	3.30m x 3.05m
Utility Room	6'3" x 6'2"	1.92m x 1.87m
Bathroom	8'3" x 6'6"	2.52m x 1.98m
Cloakroom	6'4" x 3'8"	1.93m x 1.13m





In detail the accommodation comprises:

Entrance Vestibule

Wooden entrance door with decorative glazed panel and decorative glazed panel to side. Cornice. Ceiling light. Glazed door with decorative glazed panel and decorative glazed panel to side to entrance hall.

Entrance Hall

Built-in storage cupboard with hanging rail and shelves. Built-in airing cupboard with slatted shelves and housing the hot water tank. Cornice. Two pendant lights. Decorative glazed door with decorative glazed panel to side to sitting room and dining room. Doors to dining kitchen and cloakroom. Door with decorative glazed panel to bedroom corridor.

Sitting Room

Large window to front with views over rooftops to the surrounding countryside. Window to side. Electric fire set in feature wooden surround with marble inset and hearth. Cornice. Two radiators. Two pendant lights.

Dining Room

Window to side. Hatch to kitchen. Cornice. Radiator. Pendant light.

Dining Kitchen

Window to side. Fitted wooden base and wall units with co-ordinating worktop. 1½ bowl stainless steel sink and drainer. Integrated 'Creda' double oven, 'Hotpoint' halogen hob and 'Tricity' filter hood. Space for fridge. Tiled around worktops. Cornice. Radiator. Recessed lighting under wall units. Two ceiling lights. Space for dining table and chairs. Door to utility room.

Utility Room

Worktop. Wall units. 'Zanussi' washing machine. Space for fridge and tumble dryer. Cornice. Extractor fan. Radiator. Pendant light. Half glazed door to conservatory.

Conservatory

Windows to three sides with views to the surrounding countryside. Pitched ceiling. Radiator. Wall lights. Glazed door to rear garden.

Cloakroom

Cream WC and wash hand basin. Fully tiled. Extractor fan. Radiator. Ceiling light. Door to bedroom two.





Bedroom Corridor

Built-in storage cupboard with coat hooks and shelf. Hatch to attic. Cornice. Radiator. Pendant light. Doors to bedrooms and bathroom.

Master Bedroom

Window to front with views over rooftops to the surrounding countryside. Two built-in wardrobes with hanging rail and shelf over. Cornice. Radiator. Pendant light. Door to en suite shower room.

En Suite Shower Room

Opaque glazed window to front. Cream WC, wash hand basin and bidet. Recently installed larger shower cubicle with 'Mira Sport' electric shower and wet walls. Bathroom cabinet with mirrors. Fixed fitted wall mirror and light/shaver point behind wash hand basin. Radiator. Ceiling light. Halogen downlighter.

Bedroom 2

Window to rear with views over surrounding countryside. Built-in wardrobe with storage cupboards over and dressing table with drawer unit, fixed fitted mirror and halogen downlighter. Cornice. Radiator. Pendant light. Door to cloakroom.



Bedroom 3

Window to rear with views over surrounding countryside. Built-in double wardrobe with hanging rail and shelves. Cornice. Radiator. Pendant light.

Bathroom

Three piece cream suite with 'Mira Sport' electric shower over bath. Fixed fitted wall mirror and light/shaver point behind wash hand basin. Cornice. Extractor fan. Radiator. Ceiling light.

Exterior

To the front of the property a large driveway suitable for ample off-street parking leads to the double garage and front entrance door. The landscaped front garden is mainly laid to stone chips with a feature rockery and surrounded by a most attractive border containing a variety of heathers, plants and shrubs. The garden extends around the side of the property where there is a deep flower border containing a variety of flowering plants, shrubs and trees. The rear garden has a large paved patio area and flower bed containing trees and shrubs and is enclosed by high fencing and hedging.



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Double Garage

Remote entrance door to front. Window to side. Pitched ceiling. Pedestrian door to rear. 'Potterton' gas boiler. Power and light.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings, curtains and washing machine (sold as seen with no guarantees given).

Other Information

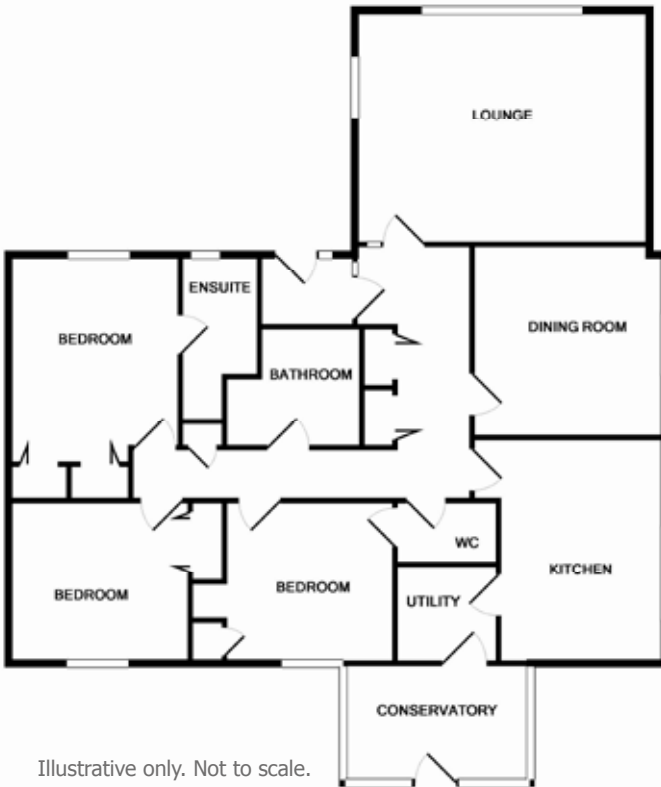
Double glazing. Gas central heating.

Council Tax Band "F"

EPC Rating "D"

Directions

Travelling out of Cupar in the St Andrews direction (A91), turn left into Eden Park, at the T junction turn right. Follow the road around and take the 3rd turning on your left and No 39 is located at the top of the cul de sac. A 'For Sale' board will be in evidence.



Thorntons

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PSPC



TSPC



SPC SCOTLAND
spcscotland.co.uk



3 Public



3 Bed



3 Bath



Double Garage



EPC Rating

Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

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.