



Badenoch is a substantial stone built villa (Circa 1890's) set in mature gardens on the highly sought after Westfield Road. This lovely detached home has adaptable accommodation arranged over two floors and has many fine features including solid wood doors, surrounds and skirting, timber bannister and balusters, decorative ceiling roses and some original fireplaces.

The accommodation comprises on the ground floor; entrance vestibule with mosaic tiled floor, welcoming hall with 'Karndean' flooring, and downstairs cloaks cupboard, stairs to the first floor and doors to the sitting room, family room, dining room and study/bedroom 5.

The sitting room has a bay window formation to the front with solid wood surrounds, focal point marble fireplace with two feature display cabinets to either side. The family room also has a bay window formation to the front, port hole window to side and focal point solid fuel fireplace. The dining room looks to the rear of the property, again this room has focal point fireplace with gas fire and door into rear vestibule. The kitchen and a wet room are located off the rear vestibule. The kitchen is fitted with a variety of base and wall units, five burner gas stove and walk-in pantry. Study/bedroom 5 looks to the rear of the property and has an original fireplace.

Upstairs there are four double bedrooms; the two largest bedrooms have views to the south toward Hill of Tarvit. Bedroom two has a full wall of fitted wardrobes and there are two further double bedrooms to the rear. The bathroom is located on the half landing and is fitted with a four piece bathroom suite.



Badenoch also benefits from off-street parking and a single garage.

Mature gardens surround this property with large areas of lawn, making this an excellent family home with easy access to schooling, shopping and transport links to St Andrews, Glenrothes and beyond.

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.



Exterior

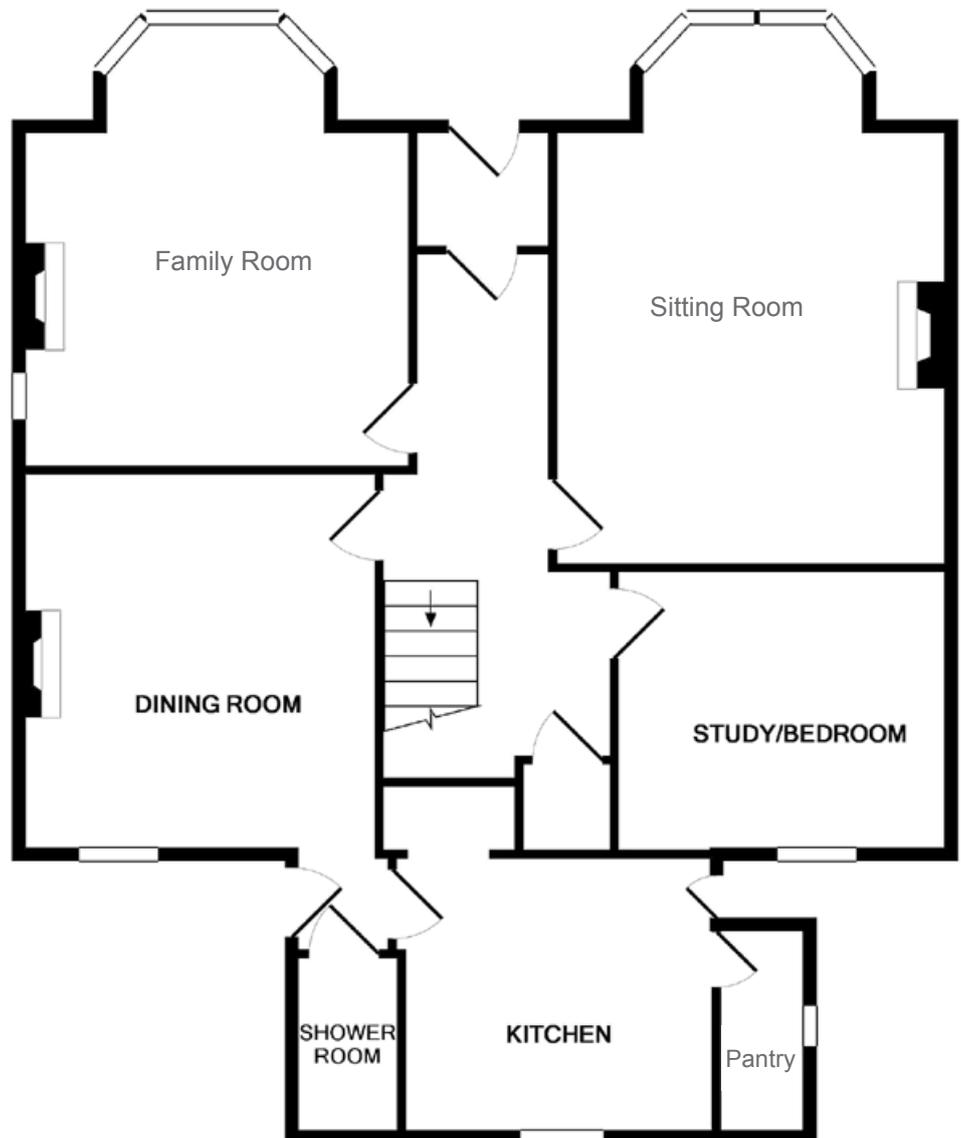
The property has a driveway to the side off the entrance to Westfield Nursery School. Red stone driveway leading to small garage outbuilding. Large timber shed to the west side of the property. Variety of mature shrubs and planted borders. Good size area of lawn. Pond. Greenhouse. Rear garden is bounded by high stone wall. To the front there is hedging with area of lawn and planted beds.

To the side of the property there is a lawn area with mature shrubs and planted borders.

Badenoch, Westfield Road, Cupar KY15 5AR

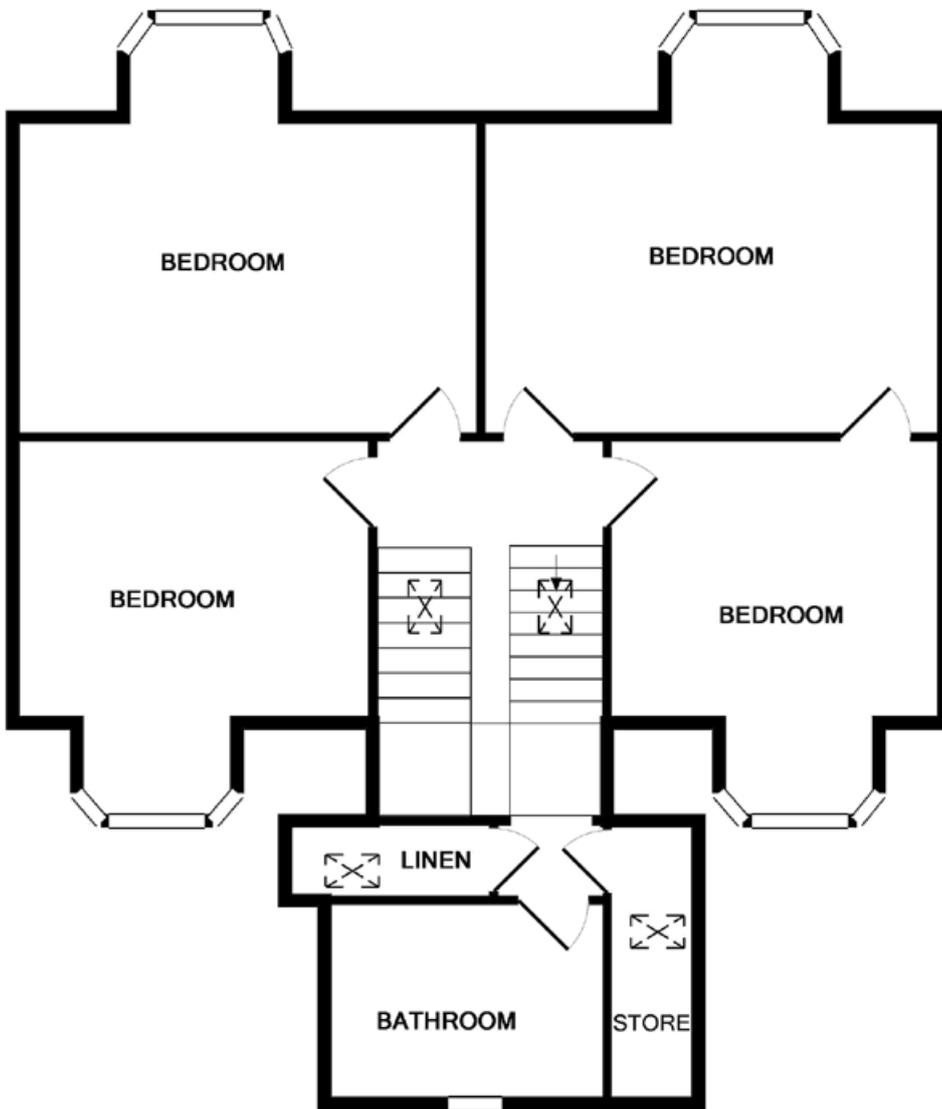
Room Dimensions

| | | |
|--------------------|----------------|---------------|
| Entrance Vestibule | | |
| Hallway | | |
| Sitting Room | 19'7" x 13'11" | 5.97m x 4.24m |
| Family Room | 15'10" x 12'8" | 4.84m x 3.86m |
| Study/Bedroom 5 | 11'9" x 10'2" | 3.59m x 3.10m |
| Dining Room | 14'7" x 12'7" | 4.36m x 3.83m |
| Kitchen | 10'10" x 9'0" | 3.58m x 3.30m |
| Bedroom 1 | 16'4" x 15'6" | 5.01m x 4.72m |
| Bedroom 2 | 15'6" x 15'3" | 4.73m x 4.67m |
| Bedroom 3 | 13'1" x 12'5" | 4.14m x 3.78m |
| Bedroom 4 | 13'5" x 11'10" | 4.11m x 3.62m |
| Bathroom | 10'2" x 7'6" | 3.05m x 2.28m |
| Wet Room | 16'5" x 3'7" | 1.96m x 1.10m |
| Cloaks Cupboard | 3'3" x 3'3" | 1.00m x 1.00m |



GROUND FLOOR

Exterior



1ST FLOOR

Badenoch, Westfield Road, Cupar, KY15 5AR

Exterior

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To the side of the property there is a lawn area with mature shrubs and planted borders.

In detail the accommodation comprises:

Entrance Vestibule

Low level cupboard. Mosaic floor tiles. Half glazed door to hallway.

Hallway

Karndean flooring. Large storage cupboard. Ceiling rose. Doors to sitting room, family room, study/bedroom and dining room. Stairs to first floor.

Sitting Room

Bay window formation to front with solid wood surround. Focal point marble fireplace with Living Flame gas fire and tiled hearth. Two recessed half glazed display cabinets. Ceiling rose. Cornice. Chandelier light fitting.



Family Room

Solid wood surround bay window formation to front with secondary glazed panels. Porthole window to side. Focal point fireplace with wood mantle and stone hearth and surround with solid fuel fire. Ceiling rose. Cornice.

Study/Bedroom

Solid wood surround window to rear with secondary glazed panel. Timber mantle with boarded fireplace. Shelved press. Cornice.

Dining Room

Sash window to rear. Large fireplace with timber mantle, tiled hearth and surround and free standing gas fire.

Shelved press. Laundry pulley. Cornice. Door to rear vestibule.

Rear Vestibule

Door to kitchen. Door to wet room. Double glazed door to rear.

Wet Room

WC and wash hand basin. Wall mounted 'Mira Sport' shower with shower curtain. Light fitting. Wall mounted air fan heater. Fully tiled walls.

Kitchen

Double glazed window to rear. Fitted units at base and wall level with co-ordinating work surfaces. Under unit lighting. Free standing stainless steel 'Indesit Range' five burner cooker and electric oven. Space and plumbing for dishwasher. 'Belfast' sink. Space for fridge freezer. 'Worcester' central heating boiler. Recessed shelved pantry cupboard. Walk-in pantry cupboard with space and plumbing for washing machine and full height fridge freezer. Laminate floor covering. Slim door to garden to the rear of the pantry area.



Staircase with left hand turn to half landing.

Half Landing

Eaves storage cupboard which houses the hot water cylinder. Shelved linen cupboard with radiator. Door to bathroom.

Bathroom

Half opaque glazed window to rear. WC and pedestal wash hand basin. Bath with shower tap attachment. Shower cubicle with 'Mira Excel' shower. Wood panel walls and ceiling.

First Floor Landing

Two skylight windows. Access hatch to loft space. Doors to four bedrooms.

Bedroom 1

Dormer sash window to front with views towards Hill of Tarvit. Shelved press. Cornice. Connecting door to bedroom 4.

Bedroom 2

Dormer sash window to front with views towards Hill of Tarvit. Full wall of fitted wardrobes. Eaves storage cupboard. Cornice.

Bedroom 3

Dormer sash window to rear with views over the rooftops of Cupar. Boarded over fireplace with timber mantle surround. Cornice. Slim fitted shelved press.

Bedroom 4

Dormer sash window to rear. Boarded over fireplace with timber mantle and surround. Slim shelved press. Connecting door to bedroom 1.

Fixtures and Fittings

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

Other Information

Predominately single glazing and gas central heating. Solid wood doors and surrounds with high skirtings.

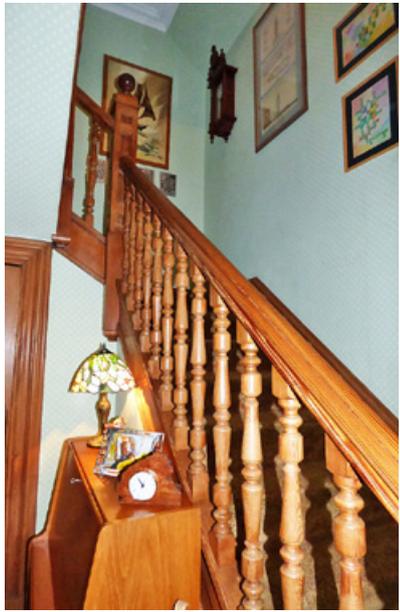
Council Tax Band "F"

EPC Rating "E"

Directions

Travel west through Cupar (A91) Bonnygate. Turn left onto South Union Street and turn right onto Westfield Road. Badenoch is located on the right hand side, adjacent to the entrance to Westfield Nursery. A For Sale board will be in evidence.





Thorntons

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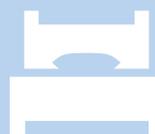
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3 Public



Driveway & Garage



5 Bed



EPC Rating



2 Bath



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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.