





3 Holly Park enjoys a large, enviable corner site in a much sought after and established residential area. This spacious home is located close to all of Cupar's amenities. The property is equipped with quality finishes having recently enjoyed extensive investment, refurbishment, enhanced specification and tasteful decoration. There are hardwood doors, fitted wardrobes in all five bedrooms and European fumed solid oak floors in the Hall and Dining Room / Study. The family dining kitchen has excellent storage, an integrated oven and hob, and the Breakfast Room benefits from double patio doors leading to the attractive and established rear garden. Three, high-specification en-suite shower rooms complement a further, newly appointed family bathroom, providing the home with equal suitability for the modern family or to welcome guests. The exterior of the property features a bespoke 'Tegula' block driveway with generous parking for four cars, a ramp and corner steps, coupled and enclosed by an attractive low level stone wall leading to the front door. The driveway also leads to the oversize garage which is extensively shelved with high-level storage, several power-points and electric lighting. The property has wraparound gardens comprising an open plan front garden with specimen cherry tree, a substantial south perimeter border planted to beech saplings and an enclosed rear garden with enclave patio, a raised stone-walled shrub border and specimen trees including silver birch and apple.



## Location

The property is situated in a quiet, much sought after and established residential area of great convenience to the amenities of Cupar with the train station, bus station, taxi rank, town centre, and three superstores all within five minutes on foot. Cupar bus station provides direct services locally, regionally and nationally and Cupar train station is on the east coast mainline, providing direct services north and south to major cities such as Aberdeen (92 minutes), Dundee (19 minutes), Edinburgh (49 minutes), York (226 minutes) and London (349 minutes).

For much of the past millennium Cupar was the county town of Fife. It inherited this role from the coastal village of Crail in 1214 and passed it to the new town of Glenrothes on the creation of the Fife Regional Council in 1974. With a strong agricultural heritage, Cupar is still a bustling town that remains the natural centre of a large part of eastern Fife. Much of this bustle focuses 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 superstores, good local shops, a monthly Fife Farmers' Market, excellent sports facilities and schools. The two primary schools are Castlehill and St Columba's and secondary education is provided by the Bell Baxter High School. Private education is available close-by at both St Leonards School (St Andrews, 10 miles) and The High School of Dundee (14 miles).

Scotland's Rural College has its well-regarded Elmwood Campus in Cupar, providing further education in a variety of areas with particular specialisms in golf and land management.

Location







GROUND FLOOR



1ST FLOOR







## 3 Holly Park, Cupar, KY15 5DB

### Room Dimensions

Hall		
Sitting Room	13'7" x 11'2"	4.15m x 3.42m
Dining Room / Study	13'7" x 7'6"	4.15m x 2.29m
Breakfast Room	12'10" x 10'10"	3.9m x 3.3m
Kitchen	11'6" x 9'10"	3.5m x 3.0m
Utility Room	7'0" x 6'1"	2.14m x 1.86m
Bedroom 3 (Single)	12'1" x 7'4"	3.69m x 2.24m
Bedroom 2 (Double)	15'3" x 9'0"	4.66m x 2.74m
Bedroom 1 (Master / Double)	12'4" x 11'2"	3.76m x 3.4m
Dressing Area	4'4" x 4'0"	1.32m x 1.23m
En-suite Shower Room	8'3" x 5'10"	2.52m x 1.77m
Family Bathroom	11'3" x 5'9"	3.44m x 1.76m
Bedroom 4 (Double)	13'0" x 9'4"	3.96m x 2.84m
En-suite Shower Room	8'5" x 5'9"	2.55m x 1.76m
Bedroom 5 (Double)	16'6" x 10'2"	5.02m x 3.10m
En-suite Shower Room	8'8" x 5'9"	2.65m x 1.75m

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In overview the accommodation comprises:

### Hall

The large, light Hall provides access throughout the ground floor. It features European fumed solid oak flooring with matching feature coat hooks set at both adult and child heights. Further feature polished oak drapery mounts. Understairs cupboard with bespoke shelving and light. Large shelved linen cupboard. Arched window. Winder, helical carpeted stairs lead to the first floor.

### Sitting Room

Large, triple bay window to front with 'Hillarys' bespoke fitted solid wood blinds. High-level triptych borrowed light panels and paired feature transom and mullion door. Carpet floor covering.

### Dining Room / Study

Presently used as a playroom. European fumed solid oak floor, high-level triptych borrowed light panels, transom and mullion door with further windows to Hall and Beech Bank.

### Breakfast Room

Double, sliding, glazed patio doors leading to the rear garden. Carpet floor covering.

### Kitchen

The modern family dining kitchen features fitted wall and base units and contrasting work surfaces with tiling above. Integrated 'Neff' appliances: large electric fan oven with grill, four ring gas hob and overhead extraction hood with light. Moulded one and a half sink with drainer and plumbing for dishwasher. Double window to Beech Bank. Vinyl floor covering.

### Utility Room

Stainless steel sink and drainer with cupboard below. Plumbing for washing machine. Door to garden. Double window to Beech Bank.

### Bedroom 3 (Single)

Double window to Holly Park. Large, double fitted wardrobes with mirrored sliding doors and double / triple height hanging. Carpet floor covering.

### Bedroom 2 (Double)

Presently used as a television room. Double window to Holly Park. Large, double fitted wardrobes with mirrored sliding doors and double height hanging. Carpet floor covering.

### Bedroom 1 (Master / Double)

Triple window with 'Hillarys' bespoke fitted solid wood blind. Carpet floor covering. Leading directly to the Dressing Area. (with dressing area 5.08m x 3.40m)

### Dressing Area

Large, quadruple fitted wardrobes with mirrored sliding doors and double height hanging. Carpet floor covering.

### En-suite Shower Room

Hotel-specification features including bath-size, walk-in shower with traditional, white fittings, a monsoon shower, lavatory with solid walnut seat, oversize basin and quarter-turn taps. Feature heated towel rail and radiator. Floor to ceiling solid porcelain tiling with contrasting slate effect solid porcelain floor tiling. 'Hillarys' bespoke fitted solid wood blind. Double opaque window.

### Family Bathroom

Newly appointed with traditional, white fittings comprising large shower bath with glazed screen, monsoon shower, lavatory with solid walnut seat, oversize basin and quarter-turn taps. Glazed shower screen. Feature heated towel rail and radiator. Floor to ceiling solid porcelain tiling with contrasting slate effect solid porcelain floor tiling. Double opaque window.

### Staircase

Winder, helical carpeted stairs lead to the first floor with contrasting 'Farrow and Ball' handrail. Carpet floor covering.

### First Floor Landing

Large, lined, carpeted, decorated, double, fitted storage cupboard with access to further eaves storage. Access off to bedrooms 4 and 5. Carpet floor covering.

### Bedroom 4 (Double)

Double window over rear of property enjoying clear and attractive views over the rooftops to the medieval Cupar Parish Church (1415). Fitted double wardrobes with hanging and a further large, lined, carpeted, decorated, fitted storage cupboard. Carpet floor covering.

### En-suite Shower Room

'Velux' window enjoying views to the south and the hillside toward the Hill of Tarvit Mansion. 'Mira' electric shower with oversize tray. Lavatory and basin. Failsafe centrally and electrically heated towel rail and radiator. Floor to ceiling ceramic tiling with contrasting ceramic floor tiling.

### Bedroom 5 (Double)

Double window over rear of property enjoying views over the rooftops to the category B listed Corn Exchange Tower (1861). Fitted double wardrobes with hanging. One further large, double, lined, carpeted, decorated, fitted storage cupboard and two further fitted storage cupboards. Carpet floor covering.

### En-suite Shower Room

'Velux' window enjoying views to the north countryside. 'Mira' electric shower with oversize tray. Glazed, sliding shower door. Integrated 'Shades' vanity units providing four cupboards and several drawers. Lavatory and basin. Failsafe centrally and electrically heated towel rail and radiator. Floor to ceiling ceramic tiling with contrasting ceramic floor tiling.

### Fixtures and Fittings

Included within the sale are all the fixed floor coverings. Integrated white goods in the kitchen, solid oak hall features as described and 'Hillarys' bespoke fitted solid wood blinds. Other aspects may be available on negotiation. No warranties or guarantees are inferred or given.

### Other Information

Double glazing and (combination boiler) gas central heating and hot water throughout.

Mains services: electricity, gas, water and sewerage.

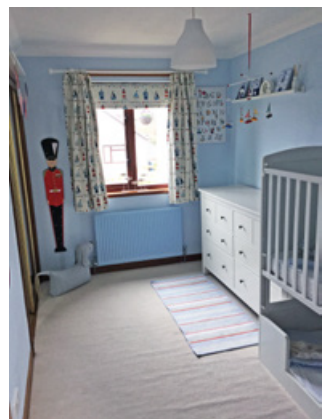
### Council Tax Band: "F"

### Directions:

From the south, approach Cupar on A914 (latterly South Road), turn right onto St Michael's Drive before turning (first) left onto Meadows Road. Take the second left onto Holly Park and follow the road until you reach number 3 which will be situated on your right hand side where a For Sale board will be in evidence.

From the north, approach on South Road, turn left onto St Michael's Drive before turning (first) left onto Meadows Road. Take the second left onto Holly Park and follow the road until you reach number 3 which will be situated on your right hand side where a For Sale board will be in evidence.







# Thorntons

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3 Public



Garage



5 Bed



EPC Rating



4 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.