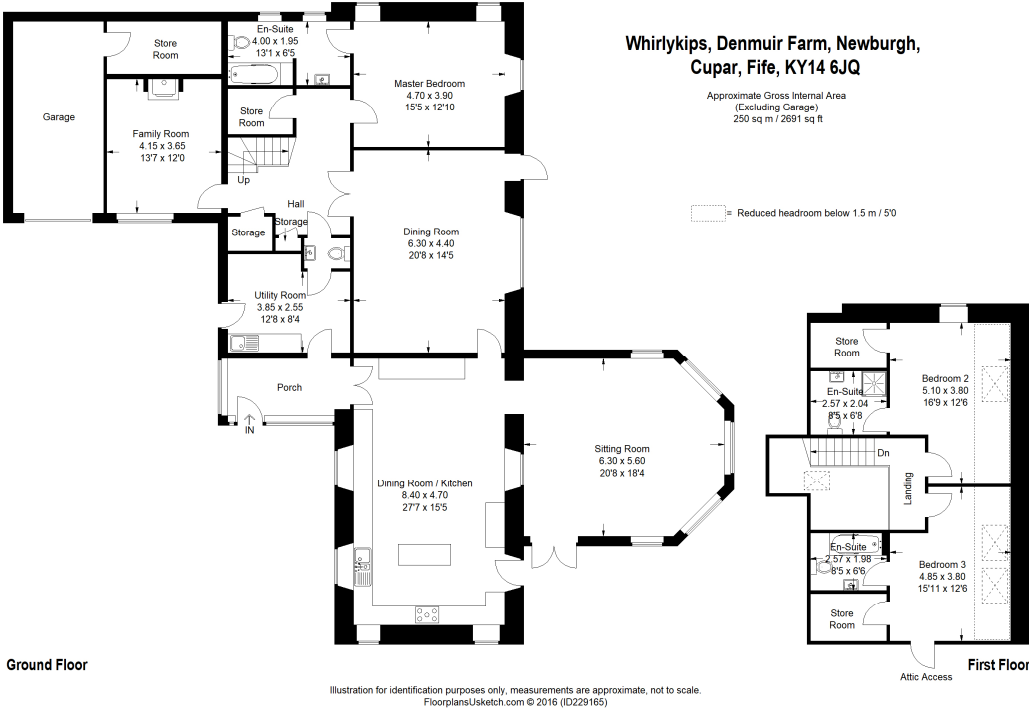


GARDEN



Whirlykips is set within its own attractive garden grounds. It is principally down to lawn with well stocked borders to the south and west of the property and features productive plum, pear and apple trees. A pretty burn bounds the garden to the west and there are 2 paved areas providing sheltered places to sit out in the summer. A partially glazed garden store to the north of the property serves as a greenhouse and provides useful additional storage.



SERVICES

Electricity and mains water. Private drainage. Oil fired central heating.

DIRECTIONS

Heading west out of Cupar on the A91 turn right on to Balgarvie Road/A913. At the Parbroath crossroads turn left on to the A92 and immediately right on to the A914. Continue for 1½ miles to Ayton Smiddy, turning right up the farm road opposite signposted Denmuir. Follow this road past the farm house to the cottages beyond and turn sharp right behind them. Continue on this road and Whirlykips is on the right hand side, just after a cattle grid.

ENERGY RATING - E

COUNCIL TAX BAND - G

VIEWING

Contact Messrs Williams Gray Williams, 7 St Catherine Street, Cupar, telephone 01334 656644.

WHILE THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED BY THE SELLING AGENT, NOR DO THEY FORM PART OF ANY OFFER TO SELL

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents



WHIRLYKIPS,
DENMUIR FARM, CUPAR, KY14 6JQ

This attractive detached country house is located on a private farm road and enjoys a very peaceful rural location. Formerly two farm cottages, the property has been sensitively extended over the years to create a spacious and comfortable family home. Set within pretty garden grounds it enjoys extensive views over the surrounding rolling countryside of North East Fife. The county town of Cupar (6 miles) provides a wide variety of local shops, services and leisure opportunities to meet every day requirements. A wider range of shops and services are available in Perth (16.5 miles) and Dundee (14 miles) whilst St Andrews and the popular fishing villages of the East Neuk are only a short drive to the east. There are numerous walks and bridle paths in the area and there are superb views over the Tay and into Angus from the top of nearby Norman's Law. In addition to good local schooling there are several excellent private schools in the area. Nearby main line railway stations at both Cupar and Ladybank, as well as good road links to Glenrothes, Kirkcaldy, Perth and Dundee, make this an ideal location for the commuter.

OFFERS OVER £425,000

www.williamsgraywilliams.co.uk

SUMMARY OF FEATURES:

- Detached country house set over two floors offering light and spacious family accommodation
- Stunning rural setting
- 3 En-suite double bedrooms; WC
- 3 reception rooms. Lounge and family sitting room with log burning stoves
- Large farmhouse style kitchen, Utility room
- Set within pretty garden grounds with partially glazed garden store/greenhouse.
- Integrated single car garage. Private driveway.
- Oil fired central heating. Double glazing throughout.

