



Upper Kinnear House, North Union Street, Cupar, KY15 4DU
Offers over £220,000



Upper Kinnear House North Union Street Cupar KY15 4DU

OFFERS OVER
£220,000

Upper Kinnear is a superb upper conversion, which is located in this popular area of the town. The spacious property offers many original features throughout.

External stone steps lead up to the rear entrance. A double glazed door leads into the lobby with high level window. A further glazed door leads into the entrance hall with deep understair storage and stairs to the first floor.

The bathroom is fitted with a w.c., wash hand basin and bath with mixer shower. Opaque window.

The dining room/lounge offers a front facing bow window, attractive timber mantle with Inglenook and wood burning stove. Feature cornicing. This leads to the kitchen, which is fitted with base, display and wall units with complementing work surfaces and large sink with drainer. Built in gas hob and electric oven. Space for appliances. Large rear facing windows.

The office has a double window to the front.

The Lounge has also has a large bow window, as well as a feature fireplace with open fire and TV antenna connection.

The first bedroom has a double window to the rear. Shelved press.

An attractive staircase leads to the next level.

The second bedroom offers a Velux window and extra storage in the eaves. The third bedroom offers

a window to the front. Between the third and fourth bedrooms is a large walk-in storage cupboard. The fourth bedroom has a window to the front and built in storage. This room leads to an en suite which fitted with a w.c., small wash hand basin and shower cubicle with electric shower. The fifth bedroom has built in storage. There is a gas fired central heating system and all windows are double glazed.

To the rear there is an enclosed area of well stocked garden grounds. Within the garden there is a wide selection of herbs and fruiting plants, including plum, cherry, apple and pear trees. An access gate through a beech hedge offers pedestrian access to the car park while retaining the privacy of the garden.





- Very impressive stone built upper conversion
- Accommodation on two levels
- Lobby
- Bathroom
- Office
- Fitted kitchen
- Lounge & Dining Room
- 5 bedrooms - one en suite
- Delightful well stocked garden to rear

INCLUDED

All fitted carpets, fitted floor coverings, and built in appliances within the kitchen are included in the marketing price.

SERVICES

Mains water, drainage, electric and gas are connected to the property.

VIEWING

By Appointment Through Our Cupar Office
Telephone: 01334 654081

COUNCIL TAX BAND E

EPC RATING D

FLOOR AREA 165 sqm

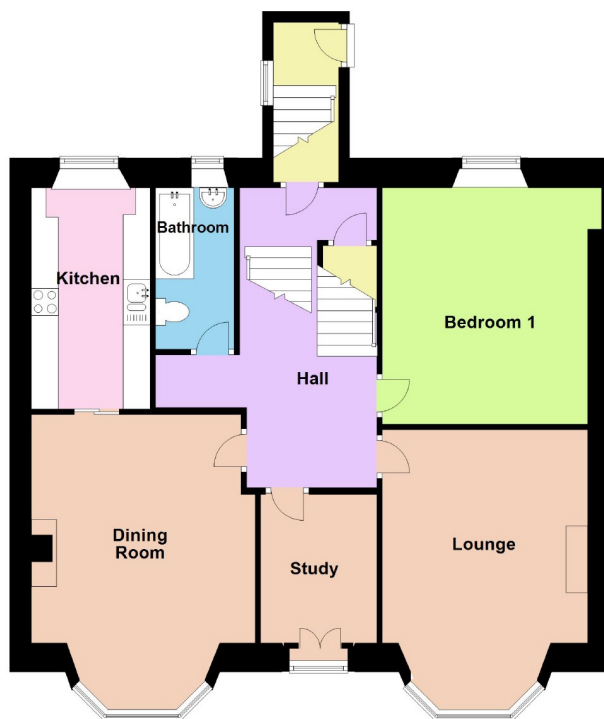








Plan demonstrative only



Upper Floor



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CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

AUCHTERMUCHTY

36 Cupar Road, Auchtermuchty,
Fife KY14 7DD
T: 01337 828775
E: auchtermuchty@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
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E: standrews@rollos.co.uk

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E: propertyletting@rollos.co.uk

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