



Stylish, contemporary interiors

Boasting spacious and flexible, family orientated accommodation over two floors, including five bedrooms, two reception areas, and four bathrooms (plus a WC), this modern detached house in Cupar (built in November 2021) is stylishly enhanced by chic, contemporary interiors and is accompanied by landscaped gardens, a detached double garage, and a multi-car driveway.

The driveway sweeps up to the property and the conveniently sheltered front door opens into an airy, welcoming hall (with built-in under-stair storage), where the pristine interiors are immediately introduced. Stepping through a door to the left of the hall reveals a wonderfully bright and spacious open-plan kitchen, living and dining room. The room enjoys understated, pared-back décor and practical floor tiles, and ample flexible space is provided for layouts of both lounge and dining furniture.

Features

- Modern detached house
- Stylish, contemporary interiors
- Open-plan kitchen/living/dining room
- Versatile family room
- Five double bedrooms
- Two en-suite shower rooms
- Bathroom and shower room
- Handy utility room
- Landscaped gardens
- Large multi-car driveway
- Detached double garage
- Underfloor heating and air-source heating
- Double-glazed windows throughout





Open-plan kitchen/living/ dining room

A wealth of southwest-facing glazing to the rear captures sunny natural light and patio doors open to invite the outdoors in and allow for easy alfresco entertaining during the warmer months.

The kitchen is visually separated by a large breakfast bar offering the perfect space for morning coffee, busy weekday breakfasts, and socialising while cooking. A wealth of modern cabinetry is accompanied by complimentary marble-styled worktops and matching splashbacks, as well as a Quooker tap and a selection of integrated appliances: namely an oven and combination microwave, an induction hob, an extractor hood, a full-size fridge, a full-size freezer, and a dishwasher, whilst a utility room across the hall (with built-in storage) provides a discrete space for laundry. Also located on the ground floor are a flexible family room (with garden access) which could lend itself to a variety of uses, and a bathroom with a double-ended bathtub, a basin set into storage, and a WC.





Two en-suite shower rooms

On the first floor, a spacious landing (with storage) leads to five double bedrooms and a family shower room. All five sleeping areas are neutrally decorated, fitted with plush carpets, and accompanied by built-in storage, and the largest two also boast en-suite shower rooms. The family shower room comprises a large walk-in shower enclosure, a WC-suite, vanity storage, and a chrome towel radiator. Underfloor heating on the ground floor, air-source heating on the first floor, and double-glazed windows throughout ensure year-round comfort and efficiency.

Externally, the home is complemented by landscaped gardens, with the rear garden notably boasting a sunny southwest-facing aspect, a large, well-kept lawn, and a spacious patio for alfresco dining furniture and barbecues. There is also an additional side patio and the house enjoys atmospheric external lighting. Excellent private parking is provided by a multi-car driveway and a detached double garage.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances will be included in the sale.

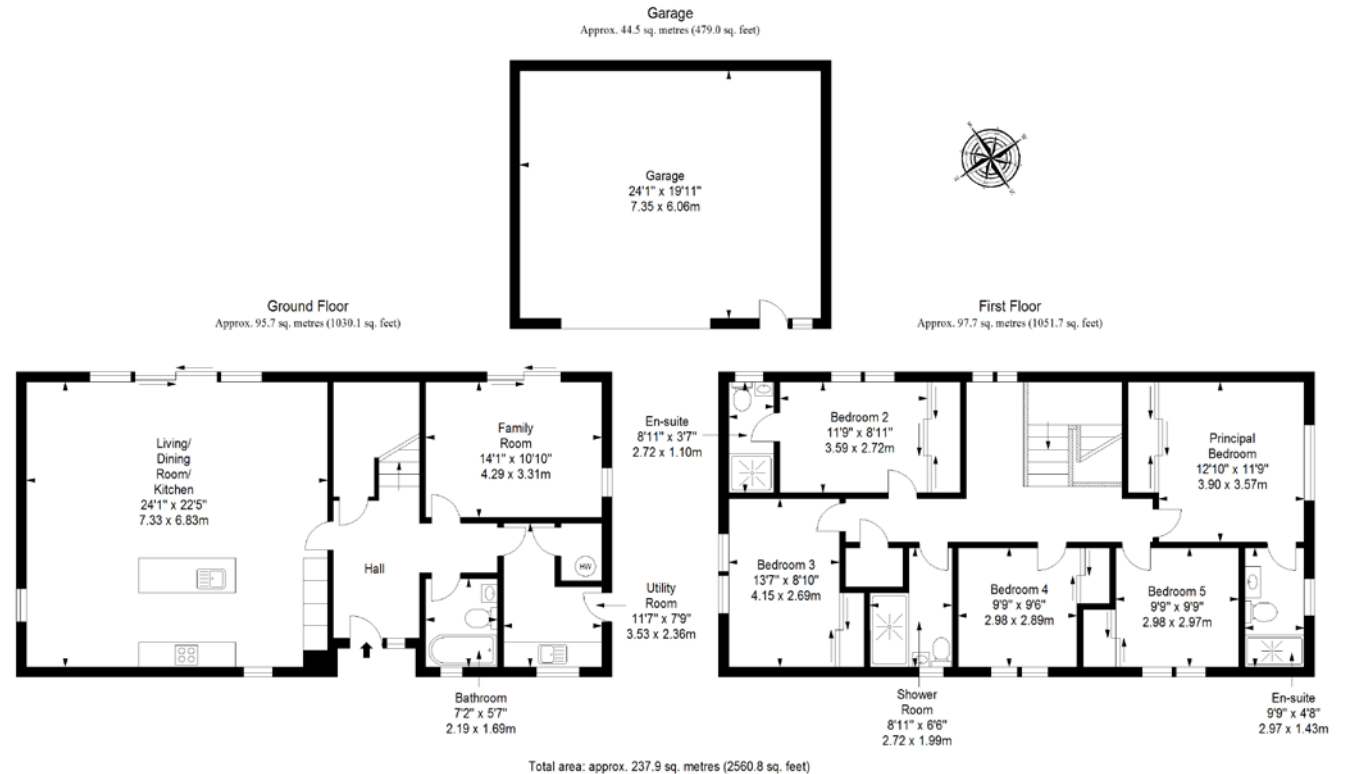
EPC Rating - C





Cupar, Fife

Set in the picturesque countryside of the north east of Fife is Cupar, a former royal burgh, lying around 20 minutes' drive from Dundee and St Andrews. The historic and upmarket town of Cupar offers a wealth of shops, supermarkets, pubs and restaurants, as well as excellent indoor and outdoor leisure facilities. Cupar Sports Centre provides a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts, and football pitches, while the picturesque countryside surrounding the town provide the perfect backdrop for scenic strolls, cycles, runs, and dog walks, and for those who enjoy a round of golf, Cupar Golf Club is on the edge of the town and Elmwood Golf is nearby. Wee Kingdom Café and Soft Play is perfect for keeping the children entertained, alongside a number of outdoor parks and playgrounds, and a skatepark. The town also offers a primary and secondary education at Castle Hill Primary School and Bell Baxter High School respectively, with St. Andrews University only a short drive away. Cupar also benefits from fantastic links, making it easy to travel by bus, rail, or car.



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