

6 East Mill Court, Strathmiglo, Cupar



Law Location Life

6 | East Mill Court | Strathmiglo | Cupar

A Unique and Rarely Available, Detached Family Villa, situated on a large corner plot, in an idyllic setting with direct access onto the River Eden. With magnificent countryside views towards the Lomond Hills, this property offers exceptionally spacious and flexible accommodation and is beautifully presented in move-in condition.

The property comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Dining Room, Breakfasting Kitchen, Conservatory, Utility Room, WC/Cloakroom, Master Bedroom (En Suite Shower Room), 3 further Double Bedrooms and Family Bathroom.

Additionally the property has a stunning landscaped South West facing rear garden, front garden, integral garage and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is laminate flooring and door providing access into the reception hallway.

Reception Hallway

A spacious reception hallway with laminate flooring and doors to the sitting room, breakfasting kitchen, wc/cloakroom, storage cupboard and staircase to the upper level.

Sitting Room

A good sized reception room with window to the front, carpeted flooring and open access into the dining room.

Dining Room

A formal dining room with patio doors into the rear garden and carpeted flooring.

Breakfasting Kitchen

The breakfasting kitchen has storage units at base and wall levels, glass display shelves, worktops, splash back tiling, stainless steel 1 1/2 bowl sink and drainer and fitted table which seats 4. Fitted appliances include a 'Rangemaster' with gas hob, extractor fan and dishwasher. There is space for an American fridge/freezer, vinyl flooring a window to the rear and open access into the conservatory.

Conservatory

A large conservatory overlooking the stunning rear gardens with views down to the River Eden and across to the Lomond Hills. There is carpeted flooring and French doors to each side. A further door provides access into the utility room.

Utility Room

The utility room has storage units at base and wall levels, worktop, splash back tiling and stainless steel sink and drainer. There is space and plumbing for a washing machine and tumble dryer, window to the rear and tiled flooring.

WC/Cloakroom

The wc/cloakroom comprises; wc, pedestal wash hand basin, towel radiator, laminate flooring and window to the front.

Upper Level Landing

A carpeted staircase with mid landing level and sun tunnel, provides access to the upper level. The upper level landing is carpeted with doors to 4 bedrooms, family bathroom, storage cupboard and the hatch to the attic space.

Attic Space

The attic is partially floored with Ramsay ladder.

Master Bedroom

A double bedroom with carpeted flooring, fitted wardrobes, window to the front and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; wc, built in wash hand basin with storage, shower cubicle and tiled flooring.

Bedroom 2

A double bedroom with fitted wardrobe, carpeted flooring and window to the rear.

Bedroom 3

A further double bedroom with laminate flooring, fitted wardrobe and window to the rear.

Bedroom 4

A fourth double bedroom with fitted wardrobe, carpeted flooring and window to the front.

Family Bathroom

The modern family bathroom is tiled and comprises; wc, wall hung wash hand basin, bath with shower attachment, chrome towel radiator and window to the side.

Gardens

A fantastic feature of this property are the stunning rear tiered landscaped gardens. South West facing, the gardens provide direct access down to the River Eden. There is an abundance of mature trees, plants, flowers and shrubs, lawned and patio areas, pergola, vegetable patch, timber greenhouse/potting shed and additional timber shed. The front garden is paved with flower borders, planters, trees and shrubs.

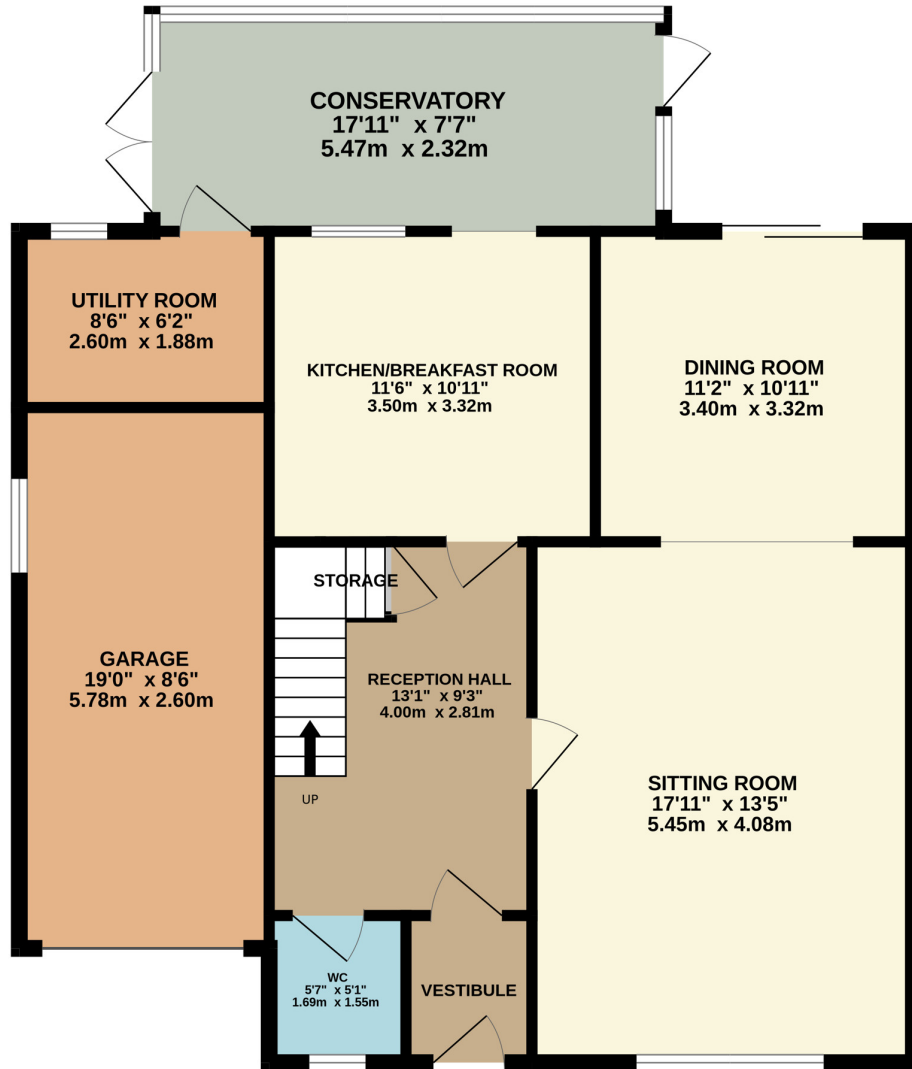
Garage & Driveway

The property has an integral garage with power, light, window to the side and up and over door. The driveway is mono blocked and can accommodate 2 vehicles.

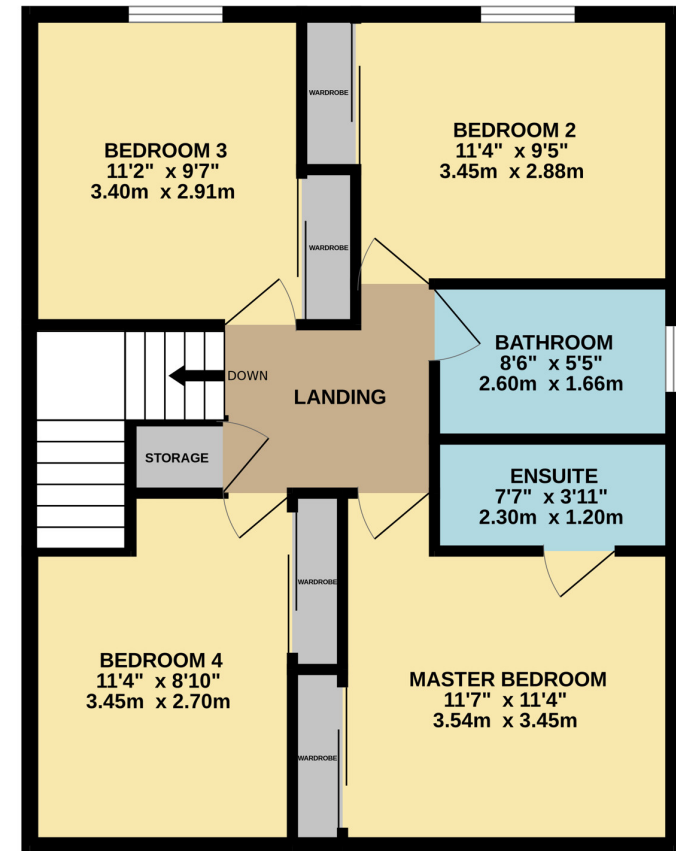
Heating

Gas Central Heating.

GROUND FLOOR



1ST FLOOR



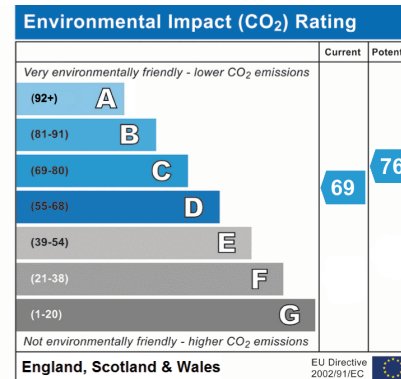
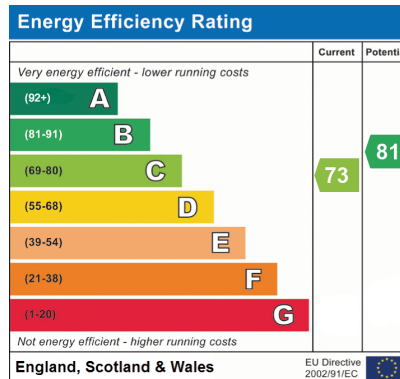




EAST MILL COURT, CUPAR - A BETTER PLACE TO LIVE

Strathmiglo is a sought-after picturesque village conveniently placed for the M90, providing excellent commuter links to Perth, Dundee and the surrounding areas.

The Village itself has many amenities including local primary school, public house, shops, hairdresser and a garage. The catchments secondary school is Bellbaxter in the market Town of Cupar, which again has many amenities with shops and mainline railway station linking Aberdeen, Dundee and Edinburgh. There is private education available at the renowned Dollar Academy, which is also within travelling distance.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

