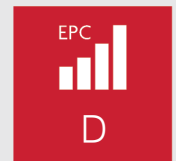




Hillside House,

East Burnside,
Cupar, KY15 4BH





Summary

Set in the Cupar conservation area, this renovated period detached house enjoys four spacious bedrooms (one of which is currently used as a study), two sunny and spacious reception rooms with fireplace and press storage, a well-appointed fitted breakfasting kitchen, a versatile family room/gym, a four-piece en-suite bathroom, a family Jack and Jill bathroom, a modern shower room and a separate WC. Outside, Hillside House offers buyers an enclosed rear garden with thriving planting and patio seating, as well as ample private parking (plus previously granted planning permission for a double garage with an apartment above).

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Charming detached period villa in Cupar
- Modern interiors with original features
- Vestibule and reception hall with WC
- Sunny dual-aspect living room with fireplace and press
- South-facing dining room
- West-facing breakfasting kitchen
- Sun-facing main bedroom with en-suite
- Three more double bedrooms
- Family room/gym with private access
- Ultra-modern family bathroom
- Three-piece shower room
- Convenient utility room
- Thriving rear garden with patio seating
- Garage and driveway parking
- Gas central heating and partial double glazing



“A spacious family home with four bedrooms, three reception rooms, and three bathrooms (plus a guest WC), as well as private gardens and parking.”



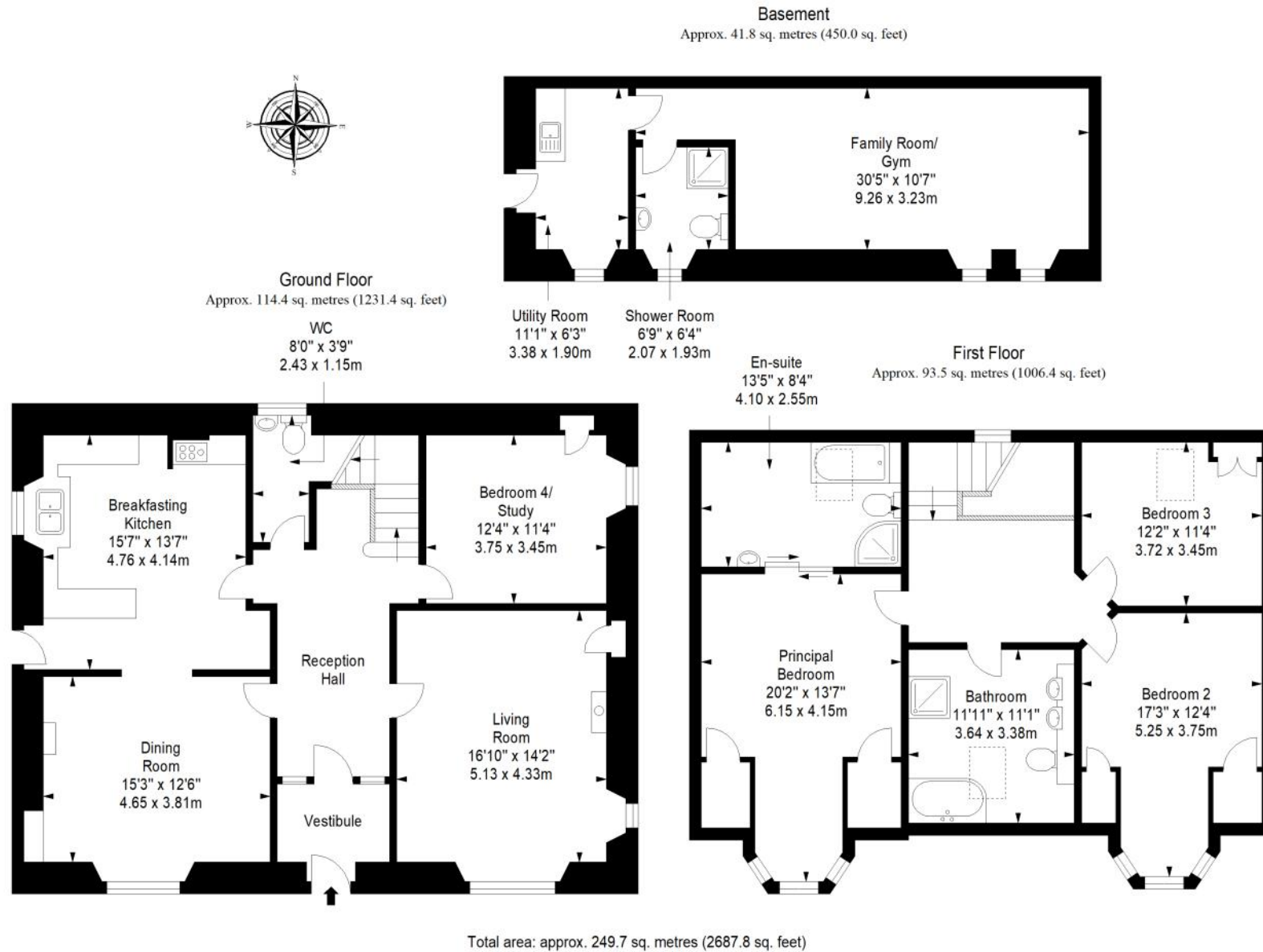




“Hillside House is within easy reach of local amenities, shops and supermarkets, scenic outdoor spaces, and transport links (with Cupar train station and a bus stop).”



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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