

UKAIPO

— Main Road, Gateside, Cupar, KY14 7ST —



Thorntons 
The right way to move

CONTENTS

- THE FLOORPLAN 06
- THE PROPERTY 09
- THE ENTRANCE 10
- RECEPTION ROOMS 12
- THE KITCHEN 18
- THE BEDROOMS 20
- THE BATHROOMS 24
- GAMES ROOM 26
- GARDENS & PARKING 28
- AREA 32



WELCOME TO UKAIPO

Discover an incredible one-of-a-kind detached house that promises the ultimate in contemporary living, offering a bespoke build and a floorplan spread over 3031 square feet, with extensive private parking, considerable wraparound gardens (nearly 0.5 acres), and a breath-taking location at the foot of the Lomond Hills next to Gateside.



PROPERTY NAME

Ukaipo

LOCATION

Main Road, Gateside, Cupar, KY14 7ST

APPROXIMATE TOTAL AREA:

281.6 sq. metres (3031.2 sq. feet)

Ground Floor- First Floor- Externals -

The floorplan is for illustrative purposes. All sizes are approximate.



ARCHITECT DESIGNED

BESPOKE, RURAL LIVING



It is situated on the outskirts of Gateside village, surrounded by open countryside beside the Lomond Hills Regional Park – a wonderful base for families as it is within convenient driving distance of Edinburgh, St Andrews, Dundee, and Perth. This stunning four-bedroom family home further boasts a wealth of high-end accommodation, all finished to an exceptionally high specification. It incorporates one of the most impressive open-plan living areas, as well as a German kitchen, and four designer bathrooms (including a WC). With a host of luxurious features, private parking for multiple vehicles, and 0.5 acres of wraparound gardens, this prestigious home goes over and above all expectations.

GENERAL FEATURES

- Incredible bespoke-built architect-designed detached house
- With a floorplan covering over 3031 square feet
- Breath-taking rural location in the village of Gateside
- Spectacular views of the nearby Lomond Hills
- High-end accommodation with luxury features
- EPC Rating - A

ACCOMMODATION FEATURES

- Bright entrance vestibule with built-in storage
- Reception hall with built-in storage and a WC
- Stunning open-plan living/dining/breakfasting kitchen
- Statement German kitchen with Siemens appliances
- Separate utility room with alternate access to the garden
- Naturally-lit galleried landing with a linen cupboard
- Four double bedrooms with wardrobes and Juliet balconies
- Generous and versatile games room
- Luxurious family bathroom with a four-piece suite
- Two high-specification en-suite shower rooms
- All bathrooms with Laufen sanitaryware and Hansgrohe finishings
- Nest-controlled oil-fired central heating
- Electric underfloor heating in all the bathrooms
- Double-glazed windows and solar-panelled roof

EXTERNAL FEATURES

- Impressive near 0.5 acres of wraparound gardens
- Private driveway that can host multiple vehicles
- Detached double garage with games room above

ENTRANCE

Nestled amongst mature trees, Ukaipo has a truly inspiring location that offers a genuine sense of rural seclusion. The home's façade complements the area, being adorned with quality building materials and Millboard cladding for a superior-lasting authentic wood finish. Inside, the inspiration continues with a vestibule and reception hall that immediately establish the home's luxurious credentials.



OPEN-PLAN LIVING AT ITS VERY FINEST

RECEPTION ROOMS

The home's sprawling open-plan reception area covers the majority of the ground floor, combining a living and dining space with a high-specification breakfasting kitchen. It offers a substantial amount of room for a wide variety of lounge furnishings, as well as a large table and chairs creating the perfect setup for every occasion. Decorated in crisp white and with Karndean LVT flooring (like the hall), it enjoys a sophisticated aesthetic, worthy of the finest home interior magazines. A stylish media wall adds another touch of elegance.

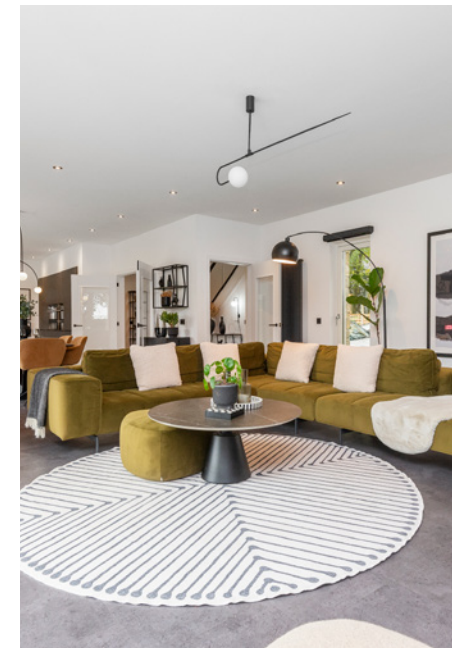


In addition, this extraordinary space has oversized dual-aspect windows to the southeast and northwest, capturing all-day sun and the picturesque backdrop of the rolling Lomond Hills. Glazed sliding doors also extend the room out into the garden, allowing a seamless transition to outside.





ROOM FOR A LARGE
TABLE AND CHAIRS
CREATING THE
PERFECT SETUP FOR
EVERY OCCASION





KITCHEN

A STYLISH GERMAN KITCHEN BY PRONORM

Organised around a central island with a breakfast bar, the German kitchen has a statement design by Pronorm.

It features a generous selection of contemporary cabinets, paired with stylish Dekton worktops to offer all the space and storage a family could need. Thanks to the breakfast bar, it also forms a sociable centrepiece for conversing whilst cooking.

Adding to the designer appeal, the kitchen is fitted with Franke sinks and a range of high-end integrated appliances, ensuring a smooth finish. Appliances include:

Bora induction hob with built-in extractor, Siemens twin eye-level ovens with a warming drawer, Siemens tall fridge, Siemens tall freezer, and Siemens dishwasher. A neighbouring utility room also provides a quiet space for laundry.



THE BEDROOMS



Connected to a naturally-lit galleried landing (with a glass-framed staircase), the home's four bedrooms are all wonderfully large doubles that maintain the sharp eye for contemporary aesthetics. Each room features soft deep-pile carpeting and built-in mirrored wardrobes, ensuring optimal comfort and convenience. Furthermore, every room is fronted by southeast-facing glazed doors that open out to a Juliet balcony, allowing a flood of light inside whilst framing panoramic hillside views.





TWO HIGH-SPECIFICATION EN-SUITE SHOWER ROOMS

Continuing the home's luxury appeal, the principal and second bedrooms both have their own opulent en-suite shower room too.



FOUR DOUBLE BEDROOMS WITH JULIET BALCONIES



BATHROOMS

EXQUISITE BATHROOMS WITH LAUFEN AND HANSGROHE FINISHINGS

Ukaipo has a ground-floor WC, the two en-suite shower rooms, and a first-floor family bathroom, all of which have matching high-specification designs. Adorned with Porcelanosa tile work and clever recessed wall storage, they maintain design continuity, incorporating sanitaryware by Laufen, taps and showerheads by Hansgrohe, and Merlyn shower screens. The four-piece family bathroom firmly sets the standards which the others follow, with its floating storage-set washbasin, concealed-cistern toilet, double walk-in rainfall shower enclosure, and freestanding (solid surface) mineral stone bathtub by Riluxa.

For the ultimate in comfort, the property has a smart Nest heating system, with oil-fired central heating, alongside electric underfloor heating in all the bathrooms. It also features double-glazed windows and a solar-panelled roof.




THE GAMES ROOM

DUAL-ASPECT GAMES ROOM ABOVE THE GARAGE

Above the garage, there is also a dual-aspect games room for entertainment. Subject to consent, this space could alternatively be developed into self-contained accommodation for independent family members.



A wide-angle photograph of a large, wraparound garden. In the foreground, a paved patio with a brick pattern leads to a gravel driveway. The garden is filled with mature trees, some with yellowing autumn leaves. A wooden fence runs along the back and side of the property. In the background, a blue sky and distant hills are visible.

In addition to the wealth of interior space, Ukaipo provides impressively large wraparound gardens which have sweeping lawns that capture sun throughout the entire day. The gardens are dotted with mature trees and they offer tantalising views of the Lomond Hills. To the southeast-facing rear, there is a patio and a further stretch of lawn offering all the space families could desire. Ample private parking for the entire family is provided via a multi-car driveway and a detached double garage, with automatic doors on a fob system.

Extras: all fitted floor coverings, remote and auto-controlled window blinds on a hub system, and integrated kitchen appliances to be included in the sale.

GARDENS & PARKING



GATESIDE

CUPAR



Thorntons
The right way to move
Ukaipo

NESTLED IN THE HOWE OF FIFE, THE QUAIN VILLAGE OF GATESIDE IS AN EXCLUSIVE AREA NESTLED AT THE FOOT OF THE LOMOND HILLS REGIONAL PARK, ON THE BORDER OF KINROSS-SHIRE AND NORTH EAST FIFE, BOTH RENOWNED FOR THEIR BEAUTIFUL AND UNSPOILT COUNTRYSIDE.

Close to major towns, the village is just over 6 miles from the historic market town of Kinross, 11 miles to the cultural city of Perth, and 12 miles to the bustling Georgian town of Cupar. Unsurprisingly, Gateside is a fantastic hub for professionals, families, and retirees seeking a truly picturesque and peaceful location that offers rural charm, whilst remaining well connected. The greater area benefits from various local convenience stores as well as shops selling outstanding local produce, including the multi-award-winning Loch Leven's Larder hosting baking courses, and selling fresh produce, local arts and crafts, as well as a restaurant and coffee shop - all with a view over the loch and the cricket club. For families, this area is renowned for its top independent schools, including Strathallan and Craigclowan, both with school shuttle buses collecting pupils close by the property.

Steeped in history, the nearby and highly sought-after town of Kinross caters for all of your requirements including supermarkets, banks, butchers, bakers, health care and veterinary facilities, plus a number of independent retailers, cafés, hotels, a brewery, and fine dining establishments. The town also offers wonderful sporting facilities, from curling, bowling, cricket and tennis clubs, to numerous golf courses as well as state-of-the-art facilities at the Loch Leven Leisure Centre and the Kinross Community Campus, which between them offer indoor swimming, indoor climbing, a gym, plus squash and badminton courts.

However, this area is all about enjoying the great outdoors! With numerous stables, lochs, hills, and even an RSPB centre all very close by, residents have some of the best birdlife, fishing, riding, hiking, walking, cycling, and kayaking, on their doorstep. Gateside is also just a short drive from the coast and the charming seaside town of St Andrews, the world-famous 'home of golf'.

The area benefits from excellent commuter links: Kinross comes with Park and Ride facilities, whilst both Perth and Cupar offer railway connections to the capital and further afield. The M90 offers swift access to Edinburgh, Dundee and Perth, with both Dundee and Edinburgh airports accessible in under an hour.





Thorntons

The right way to move

► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeesea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS