

36 Bower Park, Gateside, Cupar



Andersons

Law Location Life

36 | Bower Park | Gateside | Cupar

Enjoying an Outstanding Countryside Setting this beautifully presented and spacious Semi-Detached Villa, is set in generous and impressive gardens and enjoys excellent views towards the Lomond Hills.

The flexible accommodation comprises; Entrance Vestibule, Hallway, Sitting Room, Inner Hallway, Dining Room/Bedroom 3, Breakfasting Kitchen, WC Room, Upper landing, 2 Double Bedrooms and Bathroom.

Externally there is an enclosed West facing garden to the rear and large driveway to the front and side.

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, open access to storage area and door to the hallway.

Hallway

The hallway has laminate flooring and provides access to the sitting room, storage cupboard, staircase to the upper level and door to the inner hallway.

Sitting Room

A bright and spacious reception room with carpeted flooring and large window to the front with views towards the Lomond Hills.

Inner Hallway

The inner hallway has laminate flooring and provides access to the breakfasting kitchen, dining room/bedroom 3 and wc room.

Breakfasting Kitchen

The breakfasting kitchen has storage units at base and wall levels with worktops, splash back tiling and ceramic sink and drainer. Fitted appliances include a double oven, electric hob and extractor fan. There is space and plumbing for a washing machine and dishwasher, laminate flooring and window and door to the rear, providing access to the garden. A small alcove with window to the side has space for a fridge/freezer.

Dining Room/Bedroom 3

A versatile room currently utilised as a further reception room. There is laminate flooring and window to the rear.

WC Room

The wc room comprises; wc, wall hung wash hand basin, towel radiator and vinyl flooring.

Upper Level

The upper level is access via a carpeted staircase with windows to the side and front. The carpeted landing has access to the attic and doors to 2 double bedrooms, bathroom and storage cupboard.

Master Bedroom

A double bedroom with carpeted flooring, 2 fitted wardrobes and window to the front with stunning views towards the Lomond Hills.

Bedroom 2

A further double bedroom with carpeted flooring and window to the rear with garden and countryside views.

Bathroom

The bathroom comprises; bath, wc, pedestal wash hand basin, shower cubicle, towel radiator, vinyl flooring and window to the rear.

Garden

The property benefits from a stunning enclosed West facing garden to the rear. There are lawn and patio areas, an array of plants, trees, flowers and shrubs, timber summer house and 2 timber sheds.

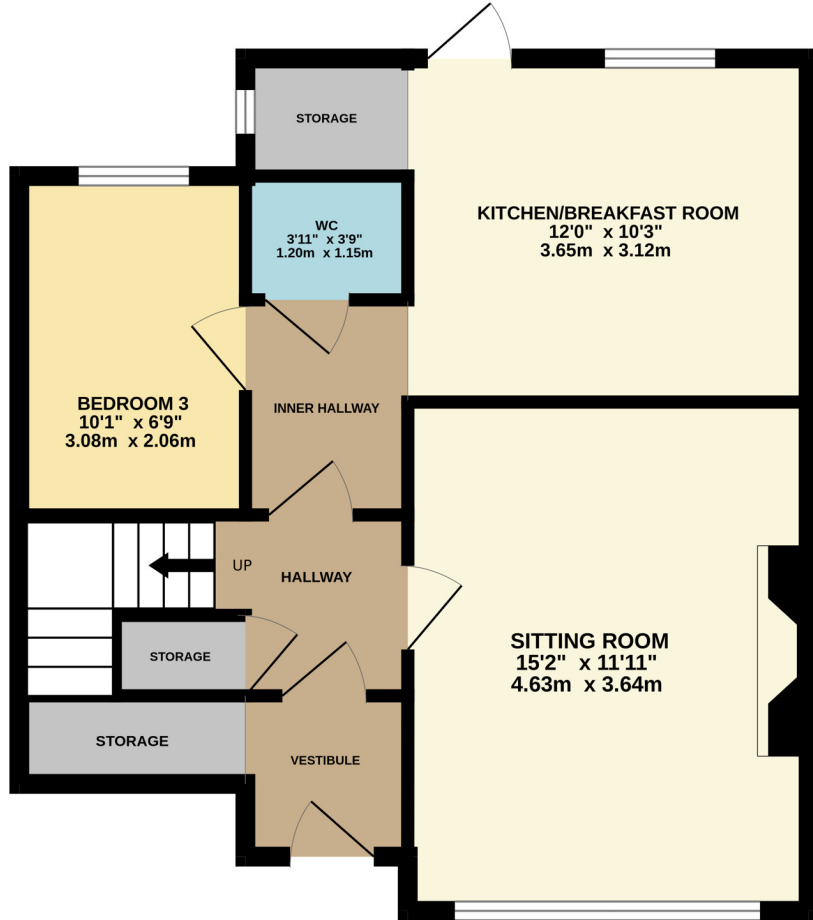
Driveway

The property has a large driveway to the front and side of the property.

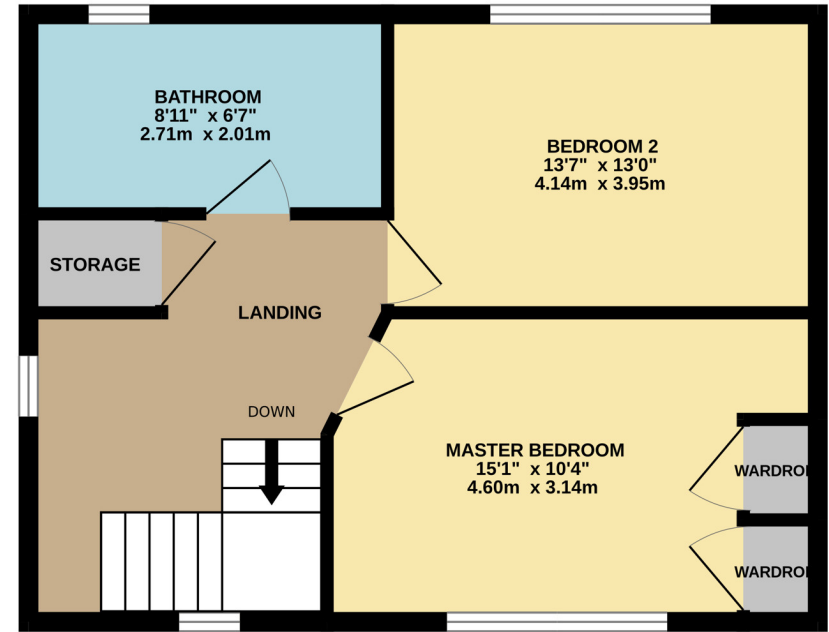
Heating

Oil central heating.

GROUND FLOOR



1ST FLOOR



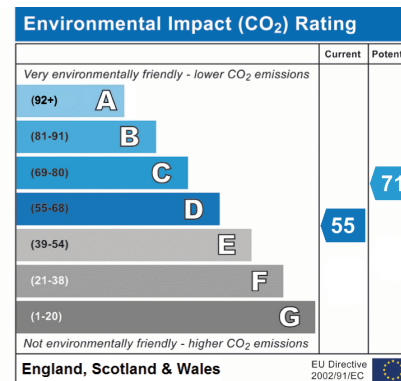
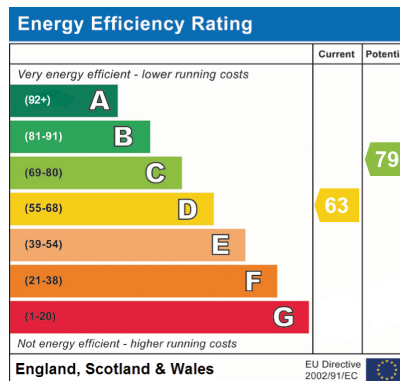
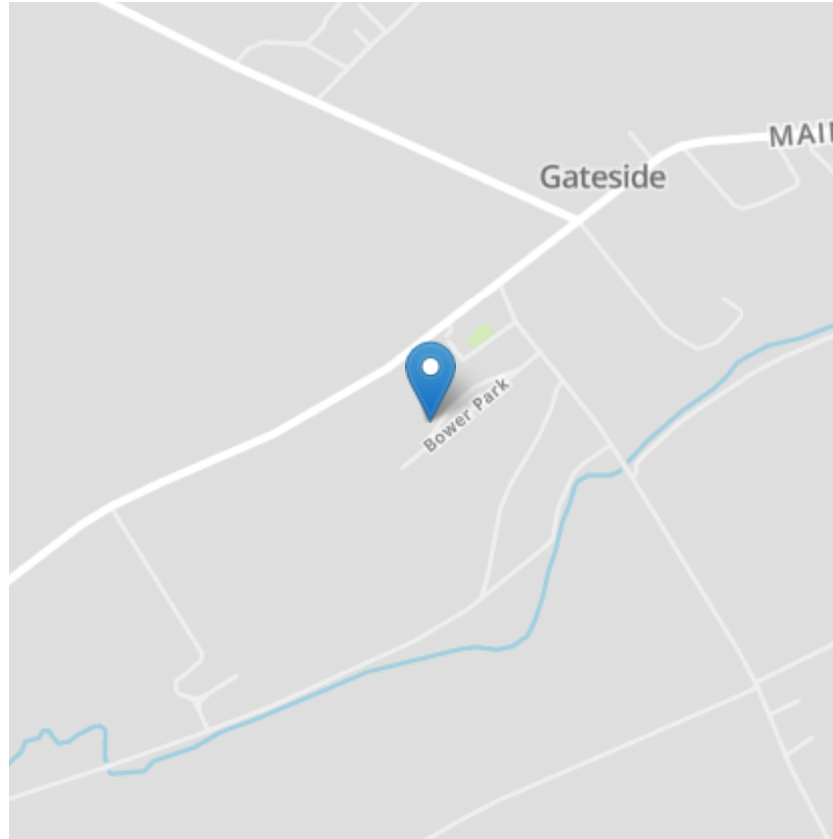
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BOWER PARK, CUPAR - A BETTER PLACE TO LIVE

Gateside is a small village situated on the main road between Kinross and St Andrews. The village boasts a country aspect yet remains only 5 miles from the M90 Motorway, making Edinburgh easily accessible for the Commuter, Perth lies 13 miles to the north and St Andrews is 23 miles to the east. Local amenities can be found in nearby Kinross/Milnathort. The sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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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

