



8 Braehead, Cupar, Fife, KY15 4BE

Beautifully Presented & Spacious, Four Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Beautifully presented and spacious, four-bedroom, semi-detached family home, with gardens and driveway. Set in a quiet side street in the popular town of Cupar, an idyllic central Fife location.

Comprises an entrance hallway, living room, kitchen/dining room, four flexible double bedrooms and a family bathroom.

Highlights include a stylish kitchen and bathroom, updated internal doors, extensive contemporary flooring and modern lighting. In addition, there is modern gas central heating, double glazing and good storage provision.

Externally, there is low-maintenance landscaping to the front; whilst a generous terrace rear garden includes patios, a lawn and a storage shed.

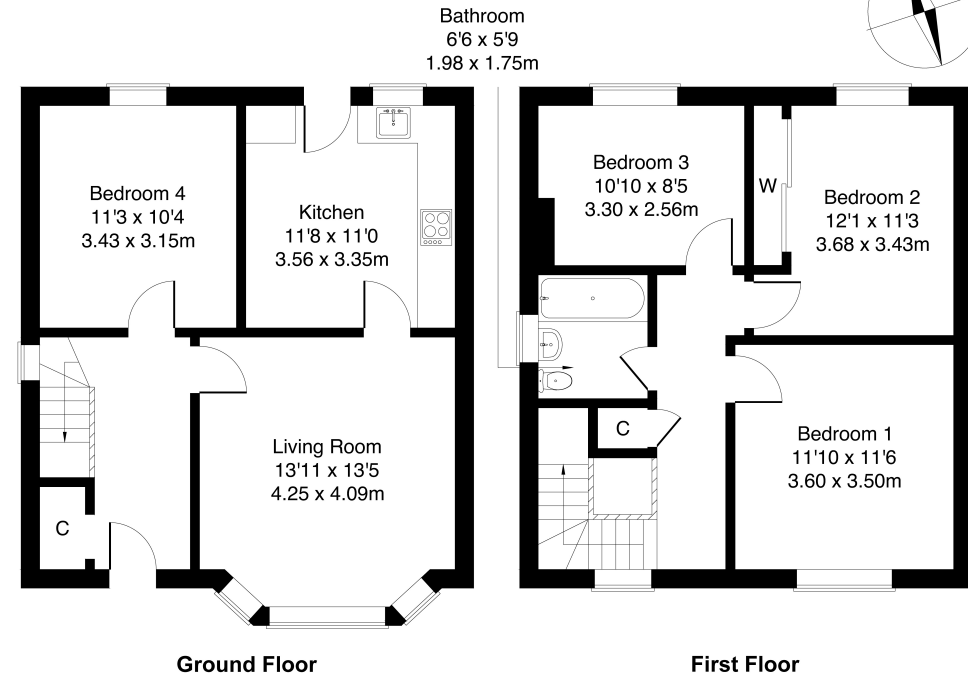
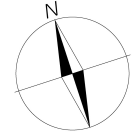
A welcoming entrance hall features understair storage, and affords access throughout the majority of the ground floor and the stairs leading to the upper hall. Set to the front with a southerly aspect, the living features a large bay window allowing plentiful natural light, carpeted flooring and spotlighting. Set off the living room, the stylish kitchen affords access to the rear garden, whilst modern fitted units include stone effect worktops with matching splash backs and a sink with drainer; with appliances including an integrated oven and electric hob, and a freestanding fridge/freezer. Completing the ground floor, with wood effect flooring continuing from the hall, bedroom four offers a flexible space for a potential home office.

On the upper floor, bedroom one is set to the front with wood effect flooring and a central light fitting; whilst two further bedrooms are set to opposite aspects, similarly well-sized and finished with bedroom two featuring a fitted wardrobe with mirror sliding doors. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a mains mixer shower over the bath, and partially panelled and tiled splash walls.



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Approximate Gross Internal Area: (1076 sq ft - 100 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Cupar is a thriving town in central Fife, situated between Dundee and Glenrothes, with a mixture of traditional and modern properties. Local amenities include the shopping streets of Crossgate and Bonnygate providing many high-street and local retail opportunities, as well as a post office, sports centre, and golf course. There is ample schooling provided from nursery level, with two primary

schools, and secondary education being provided by the well-known Bell Baxter High School. Cupar Railway Station is on the East Coast, Aberdeen to London line, allowing easy commuting to Edinburgh, Dundee and Perth, and due to its central location and regular bus services, Cupar is also ideally placed for travel to nearby St Andrews.





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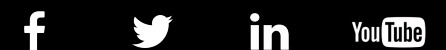
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