



9 Robertson Road,
Cupar

Fife KY15 5YR

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Set within a generous plot on a sought-after residential street in Cupar, this extended detached bungalow offers exceptionally flexible, light-filled accommodation, perfectly suited to modern family living. Beautifully presented and freshly decorated throughout, the home enjoys a peaceful setting with no onward chain, allowing for a smooth and immediate move. Combining generous proportions, flexible living space, and a convenient location, this is a superb opportunity to acquire a beautifully maintained home in one of Cupar's most desirable residential areas.

The heart of the home lies in the impressive rear extension, where a spacious open-plan kitchen, dining, and family area creates a natural hub for everyday life and entertaining. Bathed in natural light from multiple aspects, this inviting space seamlessly connects to the garden via French doors, enhancing the sense of indoor-outdoor living. The contemporary kitchen is well-appointed with ample storage and workspace. A separate living room to the front provides a more formal retreat, featuring dual aspect windows that frame pleasant views of the surrounding area and draw in excellent levels of daylight.

Features

- Four-bedroom detached bungalow
- Set on a generous elevated plot close to local amenities
- Impressive open-plan family/dining room with garden access
- Contemporary kitchen with integrated appliances
- Dual-aspect living room
- Utility room and guest WC
- Principle double bedroom with en-suite shower room
- Three further double bedrooms
- Bathroom with shower-over-bath
- Landscaped rear garden with summerhouse
- Integral double garage and large front driveway
- Gas central heating and full double glazing



“Peacefully positioned on a large plot, offering bright modern interiors, garage parking, and no onward chain”





The principal bedroom is a calm, inviting space with built-in storage and an en-suite shower room, whilst three other well-proportioned bedrooms offer versatility for families, guests, or home working, all served by a modern family bathroom. Further benefits include full double glazing, gas central heating and solar hot water, enhancing the home's energy efficiency.

Externally, the property continues to impress. The large, well-maintained garden offers a wonderful setting for relaxation and outdoor entertaining, with areas of lawn, planting, and a charming summerhouse. A substantial driveway leads to a double garage with power, lighting, and an electric roller door, as well as additional under-house storage accessed from the garage.

Extras: All fitted floor and window coverings, light fittings and appliances are included. Integrated appliances include double oven & electric hob; freestanding appliances include American style refrigerator, wine fridge and dish washer.

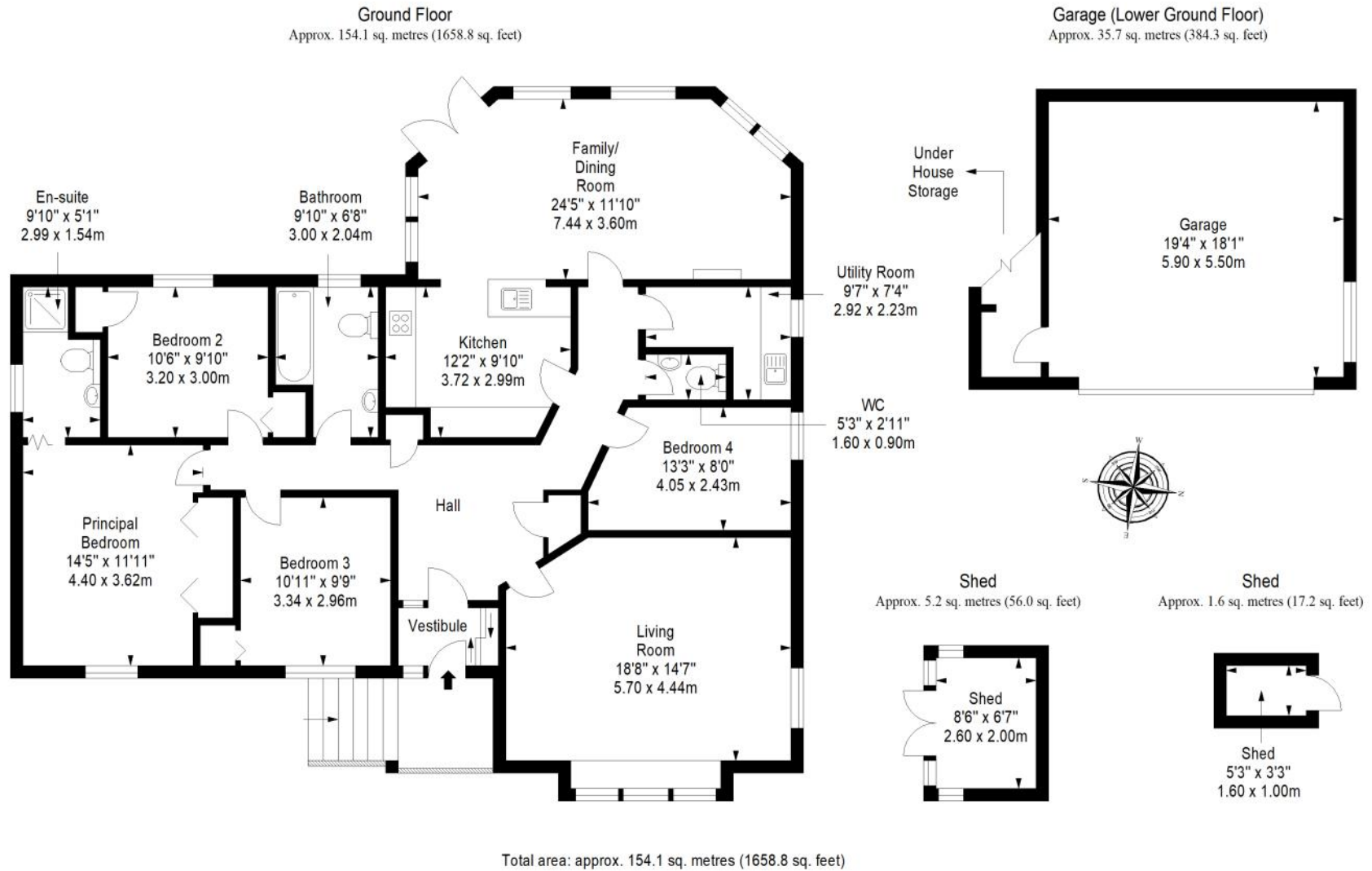




Cupar, Fife

Set in the picturesque countryside of northeast Fife is Cupar, a former royal burgh, lying around 20 minutes' drive from Dundee and St Andrews. The historic and upmarket town of Cupar offers a wealth of shops, supermarkets, pubs and restaurants, and excellent indoor and outdoor leisure facilities. Cupar Sports Centre provides a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts, and football pitches. In contrast, the picturesque countryside surrounding the town provides the perfect backdrop for scenic strolls, cycles, runs, and dog walks, and for those who enjoy a round of golf, Cupar Golf Club is on the edge of the town and Elmwood Golf is nearby. Wee Kingdom Café and Soft Play are perfect for keeping the children entertained, alongside a number of outdoor parks and playgrounds, and a skatepark. The town also offers primary and secondary education at Castle Hill Primary School and Bell Baxter High School, respectively, with St. Andrews University only a short drive away. Cupar also benefits from fantastic links, making it easy to travel by bus, rail, or car.

Floorplan





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