



Offers Over £420,000





This fabulous detached home stands in an attractive extensive garden, quietly positioned backing on to mature woodland, in a prestigious development of properties located on the outskirts of Cupar.

The property is finished to a very high standard and boasts features such as oak style woodwork throughout, fitted wardrobes in the bedrooms, central music system, an abundance of storage cupboards and first floor sitting room, which enjoys views from both the balcony and the forward facing windows across roof tops to the hills beyond.

The accommodation extends to sitting room, family/garden room, dining room, breakfasting kitchen, utility room, four bedrooms, one of which, benefits from an adjoining ensuite, shower room and bathroom.

Externally there are extensive lawns and well stocked beds. The rear garden backs on to an attractive area of woodland and a paved area. Double garage with remotely operated doors with direct internal access via the hallway and mono block driveway to the front providing off-road parking. Double glazing and gas central heating.

For much of the past millennium Cupar was the county town of Fife and is still a remarkably bustling town that remains the natural centre of a large part of eastern Fife. Much of the bustle centres around the main shopping streets of Crossgate and Bonnygate which converge on the Unicorn surmounted Mercat Cross.

Cupar enjoys a wide range of amenities including good local shops, excellent sports facilities and two primary schools, secondary education being provided by the well known Bell Baxter High School. Elmwood College is internationally recognised as a Centre of Excellence in golf related studies and as specialists in providing land-based education as well as offering a range of other courses.

One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages.





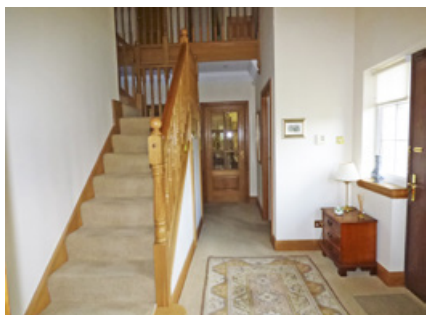
10 Beechgrove Rise, Cupar, Fife, KY15 5DT

Room Dimensions

Sitting Room	23'4 x 17'11	(7.11m x 5.46m)
Family/Garden Room	15'8 x 22'5	(4.78m x 6.83m)
Dining Room	11'1 x 13'11	(3.38m x 4.24m)
Breakfasting Kitchen	12'0 x 13'11	(3.66m x 4.24m)
Utility Room	8'5 x 6'11	(2.57m x 2.11m)
Bedroom One	17'3 x 12'9	(5.26m x 3.89m)
En Suite	11'8 x 7'8	(3.56m x 2.34m)
Bedroom Two	12'8 x 12'2	(3.86m x 3.71m)
Bedroom Three	12'8 x 9'9	(3.86m x 2.97m)
Bedroom Four/Study	9'1 x 11'7	(2.77m x 3.53m)
Bathroom	9'2 x 7'8	(2.79m x 2.34m)
Shower Room	6'7 x 8'4	(2.01m x 2.54m)









# Thorntons

*Let's get a move on!*

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3 Public



Garage



4 Bed



EPC Rating



3 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

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