

Offers Over £335,000



This handsome period semi-detached property, with fine countryside views over rooftops, is enviably located within easy walking distance of the centre of Fife's popular county market town of Cupar.

The property has been beautifully refurbished with the architecture and facilities being a fantastic combination of tradition with modern comfort. The property retains a wealth of original features and comprises a fine private residence. The superb property features fire surrounds, large square bay windows in the reception and main bedrooms, original wooden staircase and woodwork, decorative plaster and cornice work. The spacious adaptable accommodation arranged over three floors comprises on the ground floor: entrance vestibule, entrance hall, sitting room, dining room and luxury breakfasting kitchen, on the mezzanine level: bathroom, shower room and cloakroom, on the first floor: master bedroom and further double bedroom, and on the top floor: three further bedrooms. There is also a spacious floored attic.

The property is set in walled garden grounds. To the front of the property there is a driveway, suitable for off street parking, which leads to the double garage and main entrance door. The rear garden is mainly laid to lawn surrounded by a delightful array of mature shrubs and trees.

It is rare that a property of the quality and potential of Kenilworth is offered to the market in Cupar and as such should be viewed at the earliest opportunity to fully appreciate its great and diverse potential.

Location

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.

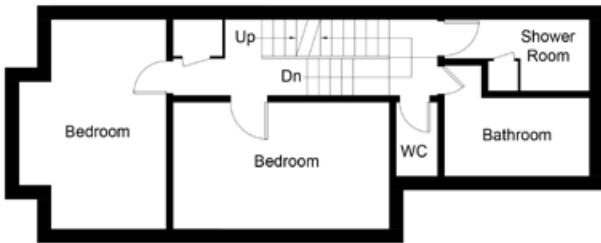
Cupar enjoys a wide range of amenities including good local shops, excellent sports facilities and two primary schools, secondary education being provided by the well-known Bell Baxter High School. Elmwood College is internationally recognised as a Centre of Excellence in golf related studies and as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

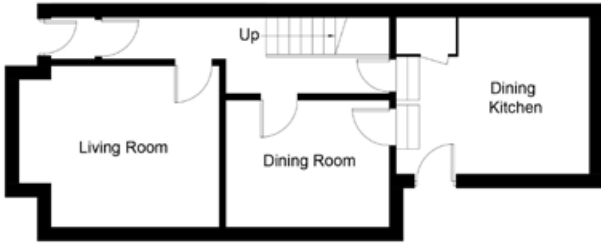


Room Dimensions

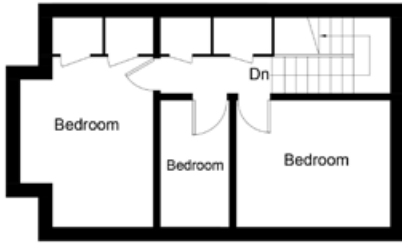
Sitting Room	19'9 x 11'8	(6.02m x 3.56m)
Dining Room	13'0 x 8'10	(3.96m x 2.69m)
Dining Kitchen	16'5 x 12'0	(5.00m x 3.66m)
Bedroom 1	16'10 x 14'5	(5.13m x 4.39m)
Bedroom 2	14'2 x 13'7	(4.32m x 4.14m)
Bedroom 3	18'9 x 9'9	(5.72m x 2.97m)
Bedroom 4	12'1 x 10'1	(3.68m x 3.07m)
Bedroom 5	9'11 x 6'3	(3.02m x 1.91m)
Bathroom	12'2 x 6'11	(3.71m x 2.11m)
Shower Room	11'8 x 5'2	(3.56m x 1.57m)
Cloakroom	5'4 x 3'7	(1.63m x 1.09m)



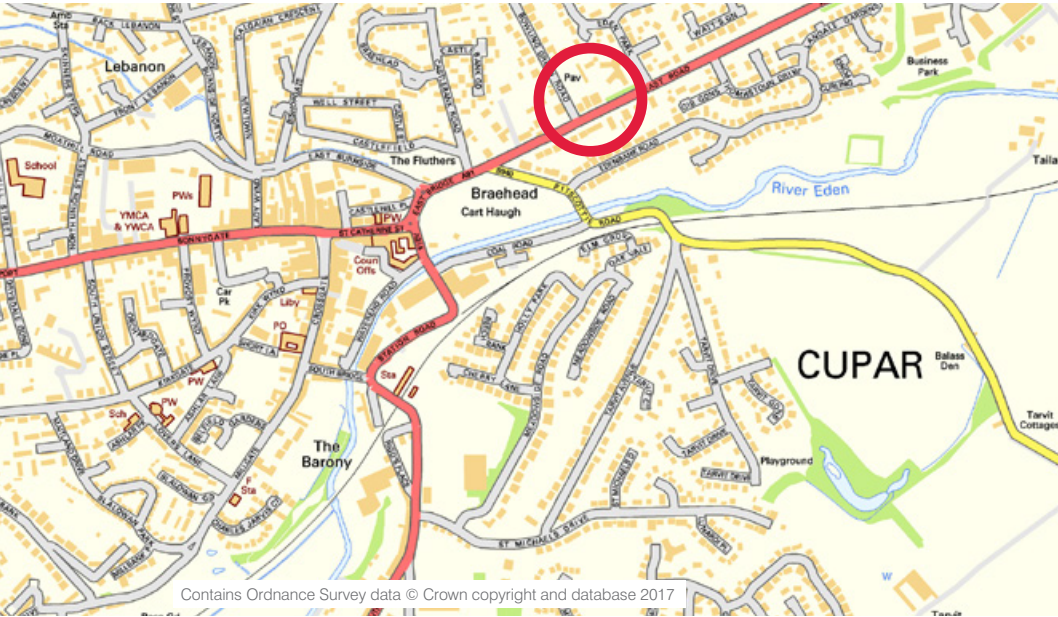
First Floor

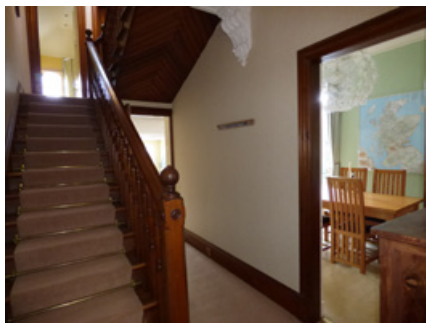


Ground Floor



Second Floor





Thorntons

Let's get a move on!

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR

Tel 01334 474200 Fax 01334 476366

E: standrews@thorntons-law.co.uk

Anstruther: Tel 01333 310481

E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633

E: arbroath@thorntons-law.co.uk

Cupar: Tel 01334 656564

E: cupar@thorntons-law.co.uk

Dundee: Tel 01382 200099

E: dundee@thorntons-law.co.uk

Edinburgh: Tel 0131 225 8705

E: edinburgh@thorntons-law.co.uk

Forfar: Tel 01307 466886

E: forfar@thorntons-law.co.uk

Kirkcaldy: Tel 01592 803400

E: kirkcaldy@thorntons-law.co.uk

Montrose: Tel 01674 673444

E: montrose@thorntons-law.co.uk

Perth: Tel 01738 443456

E: perth@thorntons-law.co.uk

thorntons-property.co.uk



2 Public



Double Garage



5 Bed



EPC Rating



2 Bath



Thorntons is a trading name of Thorntons Law LLP.

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.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.