



31 Cupar Road, Auchtermuchty, KY14 7DD



Thorntons are delighted to bring to the market this deceptively spacious detached villa on Cupar Road, Auchtermuchty. Set back from the main road with two parking spaces, located in the Heart of Auchtermuchty with easy access to all local amenities and excellent commuter base for the larger surrounding towns and cities.

The property has previously been used as a successful rental investment but is now vacant and has been freshly decorated.

The accommodation comprises entrance sun porch, hall, sitting/dining room, dining kitchen, three bedrooms and bathroom. The sitting room is a good sized room with windows to the front and rear along with ample space for living and dining furniture if required. The kitchen has a full wall of floor and wall cabinets along with space for dining table. Upstairs there are three good sized double bedrooms along with the separate family bathroom.

All the garden ground is to the front of the property and is fully enclosed making this an ideal property for those with small children or pets, with a patio area, lawn/drying green and timber shed. As mentioned there are two parking spaces for this property.

Auchtermuchty is an historic town, which became a Royal Burgh in 1517, nestling between the East Lomond Hill at Falkland and the River Tay. With a strong sense of community it sustains several sports clubs, an active theatre group and a very well attended Bowling Club. Its pretty wynds and streets were used as the backdrop for the popular TV series "Dr Finlay's Casebook" and the Tannochbrae Tearoom on the high street still reflects the style of the 1950's. There are a small number of local shops with more extensive facilities to be found in the nearby town of Cupar or the city of Dundee which is only a short distance away. There is fast road access to all major towns and cities within the region. Primary and Nursery education is available in Auchtermuchty itself with secondary education available at the well known Bell Baxter High School in Cupar.

- Detached Villa
- Off Street Parking
- Enclosed front garden
- Excellent Commuter links
- Sitting Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- DG
- GCH
- EPC Rating D



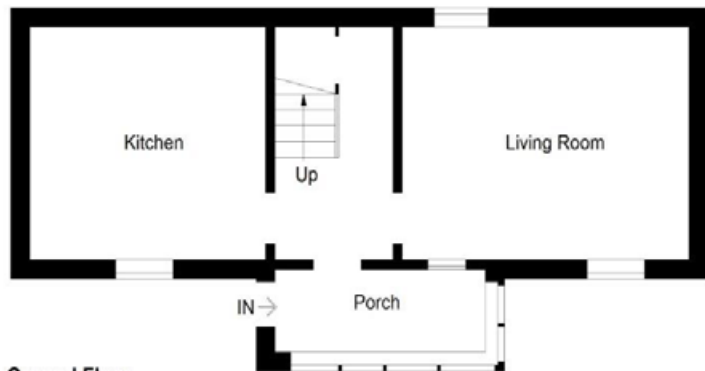


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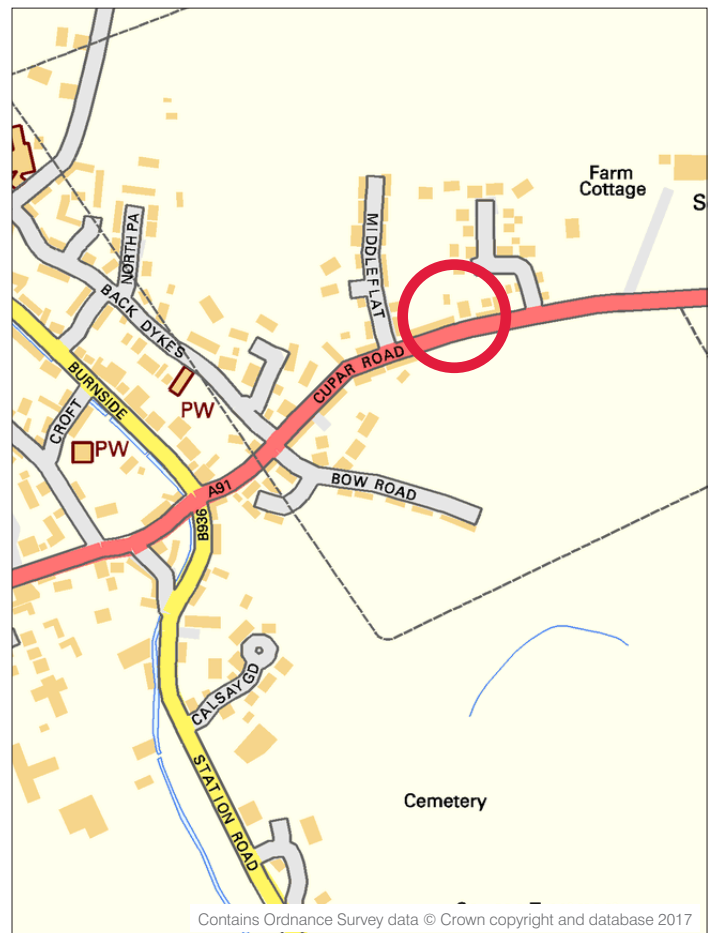


## Room Dimensions

Entrance Porch	13'6 x 6'10	(4.11m x 2.08m)
Hall		
Sitting Room	18'8 x 13'9	(5.69m x 4.19m)
Dining Kitchen	13'10 x 11'11	(4.22m x 3.63m)
Bedroom 1	13'7 x 12'0	(4.14m x 3.66m)
Bedroom 2	10'5 x 9'11	(3.18m x 3.02m)
Bedroom 3	13'6 x 9'6	(4.11m x 2.90m)
Bathroom	9'8 x 6'4	(2.95m x 1.93m)



Illustrative only. Not to scale.



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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.

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.

Cupar: 49 Bonnygate, Cupar, KY15 4BY

Tel: 01334 656564 | E: [cupar@thorntons-law.co.uk](mailto:cupar@thorntons-law.co.uk) | [www.thorntons-property.co.uk](http://www.thorntons-property.co.uk)

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