



16 Tarvit Drive

| Cupar | KY15 5BJ

Thorntons 
Let's get a move on!

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Fixed Price £225,000



Thorntons are delighted to bring to the market this wonderful detached four bedroom villa which is set in an elevated position and located within walking distance of all amenities which Cupar has to offer including train station, primary/secondary schooling, play parks and local shops/supermarkets.



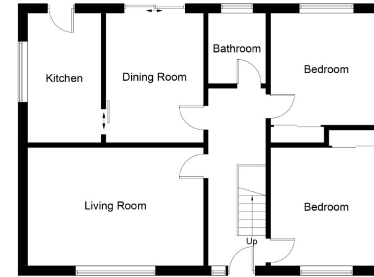
Although requiring some internal modernisation this is a prime opportunity to purchase a fantastic family home. Enviably located in a quiet cul-de-sac within a much sought after residential area of Cupar, this comfortable home comprises: entrance hallway with staircase leading to the upper level accommodation, bright and spacious lounge with large picture window allowing natural light to fill the room, separate dining room with patio doors leading to the rear garden, fitted kitchen with wall and base mounted units and space for appliances, four excellently proportioned bedrooms all with ample built in storage and down stairs bathroom. On the upper level there is a shower room fitted with W.C., wash hand basin and shower enclosure. The property further benefits from double glazing and gas central heating throughout.

Externally the garden is mainly laid to lawn with paved walkway and timber shed. There is driveway parking for multiple vehicles also allowing access to the brick built garage which has space for a workshop to the rear.

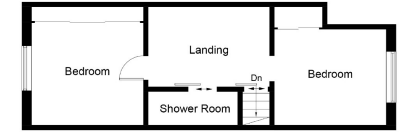
An enviable family home which is sure to attract a great deal of interest!



- Elevated Detached Villa
- Lounge & Separate Dining Room
- Fitted Kitchen with Rear Access
- Four Double Bedrooms
- Family Bathroom on Lower Level
- Shower Room on Upper Level
- Spacious Accommodation
- Driveway, Garage, Gardens
- DG, GCH, EPC D



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (ID548715)

Entrance Hallway

Lounge 5.48 x 3.86
18'0" x 12'8"

Kitchen 4.10 x 2.22
13'5" x 7'3"

Dining Room 4.09 x 3.06
13'5" x 10'0"

Bedroom One 3.82 x 3.47
12'6" x 11'5"

Bedroom Two 3.42 x 2.99
11'3" x 9'10"

Bedroom Three 3.42 x 2.99
11'3" x 9'10"

Bedroom Four 3.83 x 3.45
12'7" x 11'4"

Shower Room 2.72 x 1.19
8'11" x 3'11"

Bathroom 2.49 x 1.96

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