



Rockmount Dura Den Road, Pitscottie, Cupar, Fife, KY15 5TG

Offers Over £550,000



IDYLLIC 4 Bedroom 5 Reception Grade C Listed Detached Villa with some UNIQUE FEATURES located on a SUBSTANTIAL PLOT in the countryside just a short drive to the University town of St Andrews the Home of Golf, Dundee and Cupar providing essential amenities including primary/secondary education, shops, bars/restaurants, a train station and health/leisure facilities appealing to a family. Accommodation: Hall, sitting room, music room, sunroom, TV room, dining room, kitchen, laundry, 4 double bedrooms, a shower room and a bathroom. Partial DG. OCH. Extensive gardens. Off street parking. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door leading into a spectacular vestibule with traditional sash and case windows to the side, original cornicing, and mosaic tiled flooring and a timber glazed entrance leading to the hall. As well as several shelving/storage cupboards there is an amazing decorative stain glass sky light, ornate cornicing, dado rail, radiator and carpeted. A doorway provides access to the upper landing via carpeted stairs with a wrought iron/timber balustrade.

SITTING ROOM

20'1" x 14'10" (6.14m x 4.53m)

Bright sitting room with traditional sash and case bay window to the front overlooking the garden and further window to the side providing ample natural light. The additional feature to the room is the open fireplace with marble surround and slate hearth. Alcove provides display/shelving/storage space. Original ceiling rose and cornicing detail. Picture rail. 2 radiators. Carpeted.

MUSIC ROOM

21'6" x 11'9" (6.56m x 3.60m)

Spacious reception room currently utilised as a music room with Velux roof window and internal window allowing ample natural light via the sunroom. Cupboard provides shelving/storage space. Ceiling rose and cornicing detail. Radiator. Carpeted. Double-glazed timber door provides access to the front garden. Glazed timber door provides access into the sunroom.

SUNROOM

15'1" x 14'10" (4.60m x 4.54m)

Sumptuous sunroom with wrap around V style double-glazed windows overlooking the front garden. Exposed timber beams. Radiator. Carpeted. Glazed timber doors provide access to the TV room.

TV ROOM

21'5" x 12'0" (6.55m x 3.67m)

Good sized additional reception room with Velux roof window and additional natural light via the sunroom. Feature inset log burning stove with slate hearth. Ceiling rose and cornicing detail. Radiator. Carpeted. Double-glazed timber door provides access to the front garden.

BEDROOM 1

16'8" x 14'5" (5.09m x 4.40m)

Spacious double bedroom with traditional sash and case Bay window to the front overlooking the garden. Fitted wardrobe provides an abundance of hanging/shelving/storage space. Original ceiling rose and cornicing detail. Picture rail. 2 radiators. Carpeted.

BATHROOM

10'8" x 6'8" (3.27m x 2.05m)

Amazing vintage 3-piece suite comprises: W.C, wash hand basin and claw foot bathtub. Traditional opaque sash and case window to the side. Partially tiled. Original ceiling rose and cornicing detail. Dado rail. Heated towel rail. Tiled flooring.

BEDROOM 2

14'9" x 13'10" (4.52m x 4.22m)

Additional double bedroom with traditional sash and case window to the side. Press provides shelving/storage space. Original ceiling rose and cornicing detail. Picture rail. Skirting board heating. Carpeted.

SHOWER ROOM

11'10" x 5'7" (3.63m x 1.71m)

Contemporary 3-piece suite comprises: W.C, wash hand basin and walk-in shower enclosure with fixed rail and thermostatic control shower. Traditional opaque sash and case window to the rear. Cupboard provides ample storage space. Partially tiled. Coving. Vertical radiator. Vinyl tile flooring.

DINING ROOM

15'8" x 12'9" (4.78m x 3.91m)

Spacious dining room with traditional sash and case window to the side with traditional timber shutters. Feature fireplace with electric fire set in a cast iron surround with a tiled hearth. Press provides shelving/storage space. Original ceiling rose and cornicing detail. Picture rail. Radiator. Engineered hardwood flooring. Doorway to the kitchen.

KITCHEN

17'1" x 11'5" (5.23m x 3.50m)

Spacious farm house style kitchen comprises: Wall mounted, floor standing units with contrasting worktops and double Belfast sink. Coordinating cupboard provides housing for the floor standing oil-fired central heating system. Freestanding dual plate 'Everhot' electric stove with ovens below, chimney style extractor above and ample space for additional freestanding appliances. Windows to the side provide ample natural light. Hatch provides access to a crawl space. Stone tile flooring. 2 timber double-glazed doors provide access to the front/side and side/rear gardens. A further internal door leads to the laundry.

LAUNDRY

15'1" x 8'7" (4.61m x 2.62m)

Convenient laundry room with wall mounted, floor standing units with contrasting worktops and sink. Cupboard provides ample shelving/storage space. Skylights and traditional window provide natural light. Vertical radiator. Tiled flooring.

UPPER LANDING

Traditional sash and case picture window to the rear with secondary glazing provides ample natural light. Carpeted.

BEDROOM 3

12'7" x 11'6" (3.85m x 3.51m)

Good sized double bedroom with traditional sash and case window and secondary glazing overlooking the front garden. Built-in storage provides ample hanging/shelving/storage space. Eaves cupboard provides additional storage space. Radiator. Carpeted.

BEDROOM 4

11'7" x 8'5" (3.55m x 2.58m)

Further double bedroom with traditional sash and case window with secondary glazing unit overlooking the front garden. Eaves cupboard provides storage space. Radiator. Carpeted. Timber door provides access to the cavity above the downstairs hallway skylight.

GARDEN

Located on a plot approximately 0.8 acres in size this property has a stunning garden mainly laid to lawn with a vast array of established plants, shrubs, and mature trees with multiple secluded areas ideal for relaxing and recreation time in the sun. A raised patio with inset fireplace provides the ideal spot for dining furniture and a BBQ, perfect for entertaining family and friends. A water feature creates an interesting garden feature to the side of the patio. A trickling river skirts across the bottom boundary of the garden providing a further interesting feature. There's so much space for a creative person to take advantage of and put their own stamp on this. Overall the garden provides a beautiful and amazing space for children to play while you relax and entertain family and friends.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.





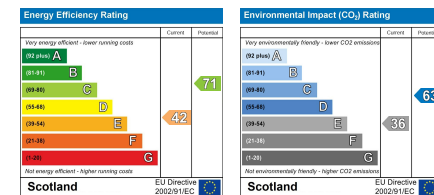


Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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