



29 Cash Feus, Strathmiglo, Cupar, KY14 7QT

Offers Over £280,000



BEAUTIFUL 3 Bedroom 2 Bathroom Semi-Detached Cottage with STUNNING countryside views on a SUBSTANTIAL PLOT with a garage and workshop space, in an IDYLLIC village setting with great commuter links via the A92 and Ladybank train station. Accommodation: Hall, sunroom, lounge dining room, breakfasting kitchen, shower room, 3 double bedrooms and a bathroom. DG. GCH. Vast Garden. Garage/workshop. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

SUNROOM

13'7" x 8'4" (4.16m x 2.55m)

Access into the property is via a composite opaque double-glazed door into a bright sunroom with wrap around double-glazed windows which provide ample natural light and countryside views. Radiator. Click vinyl flooring. A doorway leads to the inner hall.

HALL

2 Cupboards provide storage space. Further walk in cupboard (1.74m x 1.64m) provides hanging/shelved storage space for a dressing room or can be utilised as a study. Hatch provides access to the attic. 2 radiators. Click vinyl flooring.

LOUNGE DINING ROOM

20'3" x 11'2" (6.18m x 3.41m)

Spacious and bright lounge dining room with double-glazed sliding patio doors to the rear leading to the garden and countryside views. Ample space for dining furniture. 2 radiators. Click vinyl flooring.

BREAKFASTING KITCHEN

12'7" x 9'10" (3.84m x 3.02m)

Contemporary fitted breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include electric hob, extractor fan and oven. Triple panel double-glazed windows to the rear with garden and countryside views. Ample space for free standing appliances. Radiator. Click vinyl flooring.

SHOWER ROOM

7'9" x 5'1" (2.38m x 1.55m)

Accessible 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with sliding door and thermostatic control shower. Full tiled walls. Heated towel radiator. Tiled flooring.

BEDROOM 1

14'5" x 10'8" (4.40m x 3.27m)

Good sized double bedroom with 2 double-glazed windows to the front. Built-in wardrobe with mirrored sliding doors provides hanging/shelving/storage space. Radiator. Carpeted.

BEDROOM 2

15'10" x 9'7" (4.83m x 2.93m)

Additional spacious double bedroom with double-glazed window to the front and rear. Cupboard provides shelved storage space. Radiator. Carpeted.

BEDROOM 3

10'8" x 7'9" (3.27m x 2.38m)

Further double bedroom with double-glazed window to the front. Cupboard provides hanging/shelving/storage space. Radiator. Carpeted.

BATHROOM

7'9" x 6'5" (2.37m x 1.96m)

3-piece suite comprising: W.C, vanity wash hand basin and a bath. Opaque double-glazed window to the front. Partially tiled. Radiator. Tiled flooring.

GARDEN

To the front of the property is a low maintenance gravel driveway which provides off street parking for multiple vehicles. Access to the property via the side of the cottage. To the rear is further off-street parking on the Monoblock drive. Accessible entry into the property is via the paved ramp. The landscaped rear garden is mainly laid to lawn with borders containing mature plants, shrubs also apple, plums & greengage trees. Outside the patio doors is a paved patio area for outdoor seating. Large laid to lawn drying green. Further paved patio area provides an additional space for outdoor dining furniture. A pond creates a central feature which provides a home for multiple goldfish. Timber shed provides storage. Enclosed within a timber fence surround, this garden provides the ideal haven to relax and enjoy recreational time in the sun.

GARAGE/WORKSHOP

24'0" x 14'10" (7.34m x 4.53m)

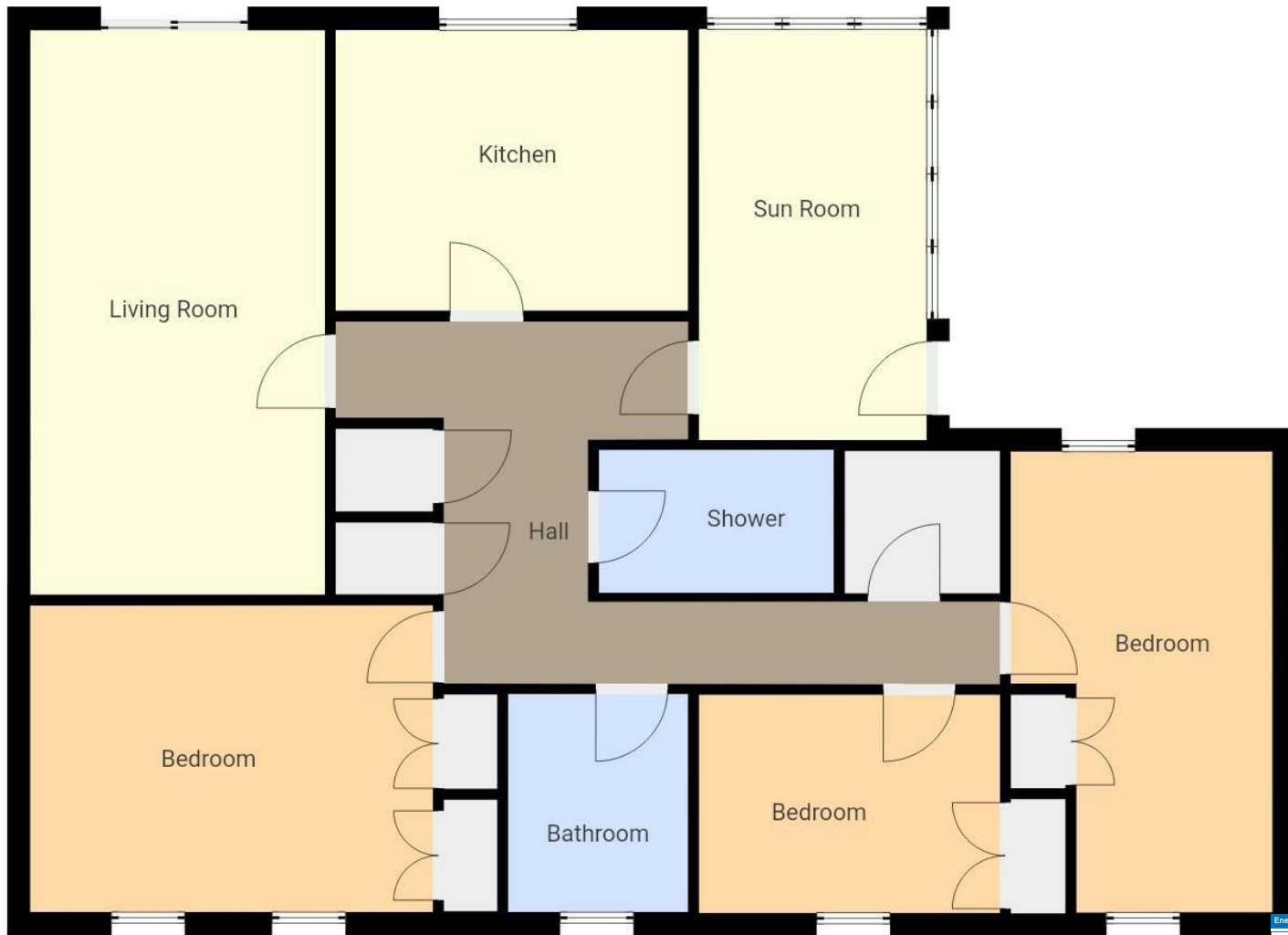
Spacious open plan garage with additional workshop space. Manual up and over garage door. Access via the side through a timber door. 2 double -glazed windows to each side. Electrical supply.

AGENTS NOTES

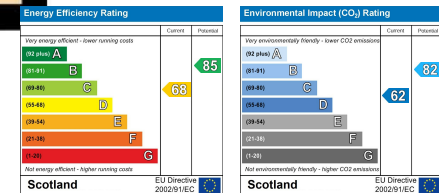
Please note that all room sizes are measured approximate to widest points.







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