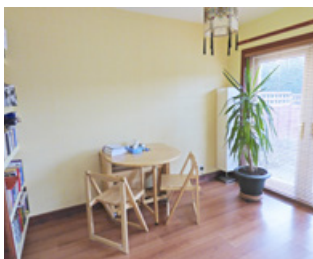


# Thorntons



1 Halyburton Place,  
Cupar, KY15 5DZ



This most attractive extended semi detached property, with open countryside views to the rear, is enviably situated in a quiet cul de sac within a popular residential area of Cupar.

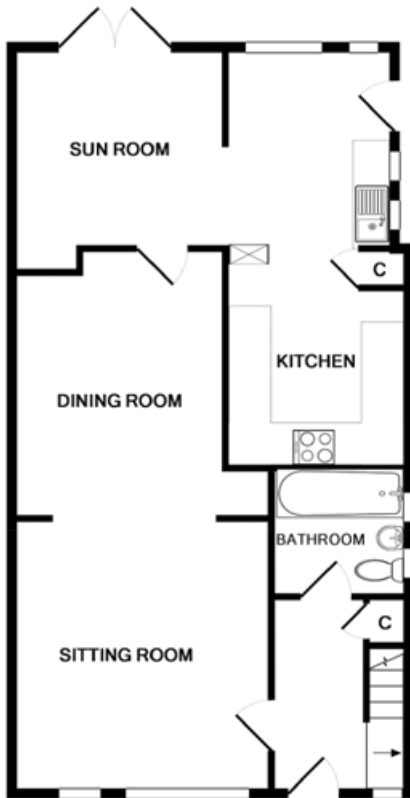
The property has undergone a superb renovation and extension resulting in a wonderful open living space. The spacious sitting room is open plan to the dining room, which in turn opens to the bright sun room with its patio doors to the rear garden. From the sun room leads to the spacious modern dining kitchen. The property perfectly reflects today's desire for informal family living and is also ideal for entertaining or relaxing.

The spacious bright accommodation comprises entrance hall, sitting room, dining room, sun room, fitted dining kitchen, three double bedrooms and bathroom.

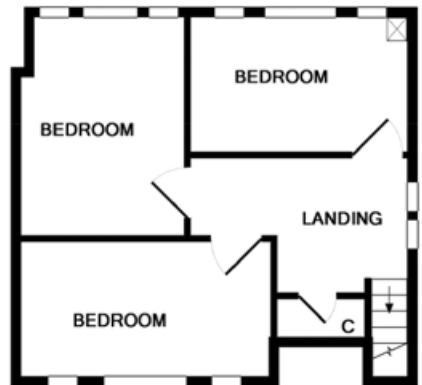
## 1 Halyburton Place, Cupar, KY15 5DZ

### Room Dimensions

Sitting room	13'9" x 11'6"	4.18m x 3.50m
Dining room	11'7" x 8'1"	3.54m x 2.47m
Sun room	9'8" x 7'9"	2.95m x 2.38m
Dining kitchen	19'6" x 9'7"	5.95m x 2.92m
Bedroom 1	12'7" x 8'10"	3.83m x 2.71m
Bedroom 2	12'2" x 8'4"	3.73m x 2.54m
Bedroom 3	9'8" x 8'11"	2.95m x 2.73m
Bathroom	6'10" x 6'5"	2.09m x 1.92m



GROUND FLOOR



1ST FLOOR



## Location

Historically, Cupar was the county town of Fife and remains the administrative centre for the North East Fife District. Whilst the quaint and picturesque exterior has been maintained, Cupar remains a thriving and flourishing centre. Local amenities include the bustling shopping streets of Crossgate and Bonnygate, a leisure centre, schools and, of course, a golf course.

Cupar railway station is on the East Coast, Aberdeen to London line, facilitating easy commuting to Edinburgh, Dundee, Perth and further afield. Due to its central location and regular bus services, Cupar is also ideally placed for travel to nearby St Andrews, as well as the villages and hamlets of the surrounding area.

In detail the accommodation comprises:

## Entrance Hall

Wooden entrance door. Frosted window to front. Built-in under stairs storage cupboard housing the electricity meter and fuse box. bevelled glass door to sitting room. Staircase to upper floor.

## Sitting Room

Large picture window to front. Cornice. Opening to dining room.

## Dining Room

Built-in feature shelved alcove with downlighter. Glazed door to sun room

## Sun Room

Double patio doors to rear garden. Opening to dining kitchen.

## Dining Kitchen

Window to rear. Window to side. Fitted base and wall units with co-ordinating worktops, glass display cabinet and integrated wine rack. Integrated 'Hotpoint' electric oven, 'Neff' gas hob. 'Hotpoint' fridge freezer. 'Servis' dishwasher. 'White Knight' tumble dryer. 'Hotpoint' washing machine. Stainless steel sink and drainer. Built-in cupboard housing the 'Alpha' gas boiler. Ten recessed halogen downlighters under wall units. Feature tiling around worktops. Ample space to table and chairs. Double glazed security door to rear garden.





## Bathroom

Opaque glazed window to side. Three piece white suite. 'Mira Sport' electric shower over bath. Wet walls around bath. Bathroom cabinet with mirrors. Heated towel rail.

## Upper Floor Landing

Window to side. Hatch with 'Ramsay' style ladder to floored attic. Built-in airing cupboard. Doors to bedrooms.

## Bedroom 1

Large window to rear, with views over surrounding countryside. Three door wooden wardrobe with drawers and a matching unit.

## Bedroom 2

Large window to front. Cornice

## Bedroom 3

Large window to rear, with views to surrounding countryside. Cornice

## Exterior

To the front of the property a paved and stone chipped driveway leads to the garage and front entrance door. The front garden is laid to lawn surrounded by flower borders containing a variety of evergreens, shrubs and mature trees.

To the rear of the property there is a large paved patio area and the garden is mainly laid to lawn. Two timber garden sheds.



## Garage

Up and over door to front. Window to rear. Pedestrian door to side.

## Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings, wardrobe with drawer unit and kitchen appliances previously mentioned (sold as seen with no guarantees given).

## Other Information

Double glazing. Gas central heating.

## Council Tax Band "D"

## EPC Rating "D"

## Directions

From Thorntons' office turn left, then first right into Crossgate, continue into Millgate, then into Lorraine Drive, at the end of the road turn left into Millfield, then right into Halyburton Place and the property is situated on your left hand side, where a 'For Sale' board will be in evidence.



# 1 Halyburton Place, Cupar, KY15 5DZ



# Thorntons

Cupar: 35 Bonnygate, Cupar, Fife KY15 4BU

Tel 01334 656564 Fax 01334 476366

E: [cupar@thorntons-law.co.uk](mailto:cupar@thorntons-law.co.uk)

Arbroath: Tel 01241 876633 E: [arbroath@thorntons-law.co.uk](mailto:arbroath@thorntons-law.co.uk)

Anstruther: Tel 01333 310481 E: [anstruther@thorntons-law.co.uk](mailto:anstruther@thorntons-law.co.uk)

Dundee: Tel 01382 200099 E: [dundee@thorntons-law.co.uk](mailto:dundee@thorntons-law.co.uk)

Forfar: Tel 01307 466886 E: [forfar@thorntons-law.co.uk](mailto:forfar@thorntons-law.co.uk)

Perth: Tel 01738 443456 E: [perth@thorntons-law.co.uk](mailto:perth@thorntons-law.co.uk)

St Andrews: Tel 01334 474200 E: [standrews@thorntons-law.co.uk](mailto:standrews@thorntons-law.co.uk)

**[thorntons-property.co.uk](http://thorntons-property.co.uk)**



3 Public



3 Bed



1 Bath



Single Garage



EPC Rating



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.