

# Thorntons

36 St Michaels Drive,  
Cupar, KY15 5BS



This beautifully refurbished semi detached property, enviably located on a spacious corner plot within a quiet cul de sac, is situated in a popular residential area of Cupar.

The property has been upgraded with many attractive features which give the house much character, from the elegant sitting room, new internal doors throughout, refurbished bathroom, to the modern fitted kitchen opening to the bright conservatory overlooking and giving access to the landscaped low maintenance garden to rear.

The spacious bright accommodation comprises on the ground floor; entrance porch, entrance hall, sitting room, dining room/bedroom four, conservatory, fitted kitchen, double bedroom and bathroom, and on the upper floor two further double bedrooms and shower room.

## 36 St Michaels Drive, Cupar, KY15 5BS

### Room Dimensions

Entrance Porch	7'2" x 3'4"	2.18m x 1.02m
Entrance Hall		
Sitting Room	14'10" x 12'5"	4.52m x 3.79m
Dining Room	9'11" x 9'0"	3.33m x 2.75m
Conservatory	16'1" x 6'9"	4.92m x 2.05m
Kitchen	12'6" x 7'6"	3.81m x 2.29m
Bedroom 1	15'0" x 14'8" into window	4.58m x 4.48m into window
Bedroom 2	12'2" x 10'4"	3.71m x 3.14m
Bedroom 3	13'7" x 11'0"	4.42m x 3.66m
Bathroom	6'7" x 6'7"	2.00m x 2.00m
Shower Room	5'1" excluding shower cubicle x 3'3"	1.57m excluding shower cubicle x 1.00m



Ground Floor



First 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 Porch

Sliding patio door to front. Full height window to side. Ceiling light. Wooden door to entrance hall.

## Entrance Hall

Full height opaque glazed panels to front. Walk-in understairs storage cupboard with coat hooks, shelves and housing the electricity meter. Doors to sitting room, dining room, bedroom three, kitchen and bathroom. Staircase to upper floor.

## Sitting Room

Large picture window to front. Cornice.

## Dining Room

Window with secondary glazing to conservatory. Laminate flooring.

## Kitchen

Large window to side. Fitted base and wall units with co-ordinating worktops. Integrated stainless steel 'Candy' double oven. Integrated stainless steel 'Electrolux' gas hob and filter hood. Feature tiling around worktops. Space and plumbing for washing machine, dishwasher and fridge freezer. Half glazed door to conservatory.

## Conservatory

Windows to three sides. Laminate flooring. Door to garden.

## Bedroom 3

Window to rear. Built-in double wardrobe. Cornice. Laminate flooring.

## Bathroom

Opaque glazed window to side. Three piece white suite with WC and wash hand basin fitted in feature vanity shelf with fixed fitted mirror and light behind. Shower attachment to bath tap. Fitted German built storage cupboards with open shelving and three halogen downlighters. Ladder towel rail/radiator.

## Upper Floor Landing

Hatch with 'Ramsay' style ladder to attic. Doors to bedrooms one and two and shower room.





### Bedroom 1

Large window to front with views over the rooftops to the surrounding countryside. Full wall of fitted wardrobes comprising shelving, hanging rails and drawer units. Two further built-in storage cupboards with hanging rails.

### Bedroom 2

Window to side. Built-in eaves storage cupboard housing the 'Worcester' gas boiler and hot water tank.

### Shower Room

White WC with hidden cistern and wash hand basin. Built-in shower cubicle with 'Triton' electric shower and wet walls. Chrome ladder towel rail/radiator.

### Exterior

The property is set on a spacious corner plot and the garden to the front is laid to lawn surrounded by feature mature shrubs, trees and evergreens. The lawn and shrubbery extend around to the side of the property where there is a large red chip driveway suitable for off-street parking leading to the single garage. A timber gate leads to the rear garden.

The rear garden is laid to stone chips for low maintenance. There is a feature low stone wall, decked patio area, greenhouse and is surrounded by high evergreen hedging.

### Single Garage

Up and over door to front. Pedestrian door to side. Window to side. Power and light.

### Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and window blinds.

### Other Information

Double glazing. Gas central heating.

### Council Tax Band "D"

### Directions

On entering Cupar from the St Andrews directions (A91) turn left into Pitscottie Road, after you cross the rail bridge turn right into Tarvit Avenue, at the end of the road turn left into St Michaels Drive, take the second on your left and the property is situated on your left hand side, where a 'For Sale' board will be in evidence.



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# Thorntons

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



2 Public



3 Bed



2 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.