

Thorntons

Gowanlea, Carslogie Road,
Cupar, KY15 4HY



Gowanlea is a lovely semi detached villa situated on Carslogie Road which is the main road through Cupar, making this an ideal location for commuting to Glenrothes, St Andrews and beyond. Gowanlea is also within walking distance of local primary and secondary schools, Elmwood College, a short walk into Cupar town centre and train station.

The property comes to the market requiring some upgrading, along with the potential to convert the attic space into additional living accommodation, subject to local authority permissions.

The accommodation comprises entrance vestibule, hall, sitting room, dining room, kitchen, conservatory, two double bedrooms and bathroom. The sitting room has a square bay window formation to the front with a focal point fireplace. The dining room is an excellent sized room with built-in dresser and corner window formation. The kitchen and conservatory are located to the rear with the conservatory having a lovely outlook over the rear garden. Both bedrooms are of good size and have fitted wardrobes.

The attic is currently accessed by a Ramsay ladder from the hall but has two good sized rooms, with the larger having a dormer window to the rear.

Gowanlea is set in easily maintained gardens with off-street parking and driveway to the side.

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Room Dimensions

Entrance Vestibule		
Hallway		
Sitting Room	19'2" at widest x 12'1"	
5.85m at widest x 3.68m		
Kitchen	12'9" x 9'3"	3.90m x 2.82m
Dining Room	13'11" x 12'9"	4.24m x 3.80m
Conservatory	12'1" x 11'2"	3.69m x 3.45m
Bedroom 1	12'6" x 11'8"	3.82m x 3.56m
Bedroom 2	11'11" x 10'9"	3.64m x 3.29m
Bathroom	10'7" x 4'10"	3.23m x 1.48m
Loft Room 1	19'4" into dormer x 13'4"	5.90m into dormer x 4.07m
Loft Room 2	15'2" x 11'6"	4.61m x 4.31m

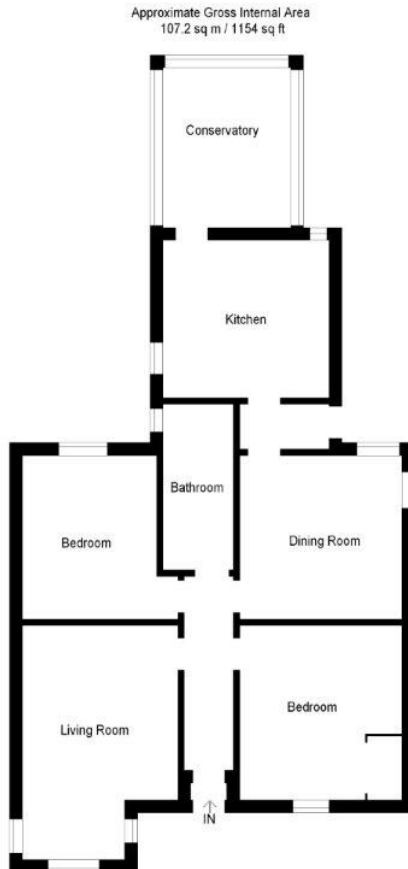


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Location

For much of the past millennium Cupar was the county town of Fife and is still a remarkably bustling town that remains the natural centre of a large part of eastern Fife. Much of the bustle centres around the main shopping streets of Crossgate and Bonnygate which converge on the Unicorn surmounted Mercat Cross.

Cupar enjoys a wide range of amenities including good local shops, excellent sports facilities and two primary schools, secondary education being provided by the well known Bell Baxter High School. Elmwood College is internationally recognised as a Centre of Excellence in golf related studies and as specialists in providing land-based education as well as offering a range of other courses.

One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages.

In detail the accommodation comprises:

Entrance Vestibule

UPVC entrance door. Light fitting. Tiled floor covering. Half panel glazed door to hallway.

Hallway

Cloaks hanging area. Access hatch to loft space. Doors to sitting room, dining room,

two double bedrooms and bathroom.

Sitting Room

Square window formation to front. Focal point tiled fireplace with inset electric fire, tiled hearth and surround. Recess shelved cabinet with cupboard below. Cornice. Light fitting. Carpet floor covering.

Dining Room

Corner window formation to side and rear. Fitted dresser unit with glazed displayed cabinets. Plate racks. Worktop surfaces with fitted cupboards below. Shelved press. Further fitted shelved cupboard. Ceiling light fitting. Laminate flooring. Door to rear vestibule and kitchen.

Rear Vestibule

Double glazed UPVC door to rear. Door to kitchen.

Kitchen

Window to side. Window to conservatory. Fitted units at base and wall level with co-ordinating work surfaces and splash back tiling. Free standing 'Tricity Bendix' electric cooker. 'Hotpoint' washing machine. Space for fridge freezer. Wall mounted 'Alpha' boiler. Laundry pulley. Laminate floor covering. Door to conservatory.

Conservatory

Good sized conservatory. Fully double glazed. Electric radiator. Wall light fittings. Tiled flooring. Door to rear garden.





Bedroom 1

Window to front. Fitted wardrobe. Light fitting. Carpet floor covering.

Bedroom 2

Tall window to rear. Two fitted wardrobes and dressing unit.

Bathroom

Opaque window to rear. WC, wash hand basin and bath. Fully tiled shower cabinet with glazed folding doors and 'Mira Excel' shower. Tiled to dado height and wood panelling to dado height. Vinyl floor covering.

Floored Loft

Access via Ramsay ladder from hallway. Area is currently laid out as two rooms.

Loft Room 1

Double glazed dormer window to rear with views over local high school playing fields and also the rear garden. Fitted cupboard. Light fitting. Carpet floor covering.

Loft Room 2

Skylight window. Variety of eaves cupboards. Fitted cupboards. Light fitting. Stripped floorboards. Potential for conversion subject to local planning permissions.

Exterior

Front garden has an area of lawn bounded by mature planted flowerbeds. Stone chipped parking and driveway to rear. Paved path leading to front door. Stone wall to front.



Rear garden is access by driveway to side. Paved patio areas with steps leading up to main part of garden with areas of lawn and chipped drying green. Variety of planted borders. Greenhouse.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. White goods are included but no warranties or guarantees will be provided.

Other Information

Double glazing and gas central heating.

Council Tax Band "F"

Directions

Travel through Cupar on (A91) from the Bonnygate direction. Pass the Balgarvie Road junction on your right hand side and West Park Road junction on your left. Gowanlea is situated on the left hand side. A For Sale board will be in evidence.



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Thorntons

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3 Public



2 Bed



1 Bath



Off Street
Parking



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.