



**Stevenson Marshall**  
Property & Law

31 Cupar Road  
Auchtermuchty, KY14 7DD

Offers over £189,950

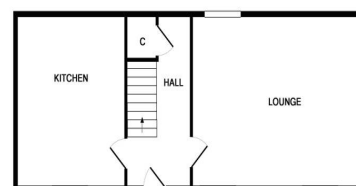
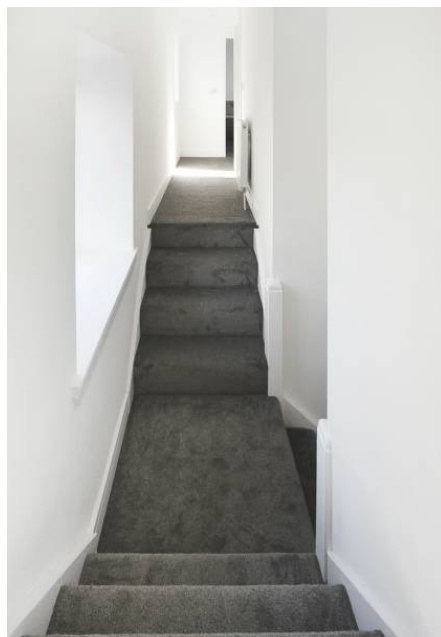
## 31 Cypress Road,

Fully renovated to a high specification and quality finish, a traditional detached villa dating back to around 1850, with generous garden ground to front and ample off-street parking.

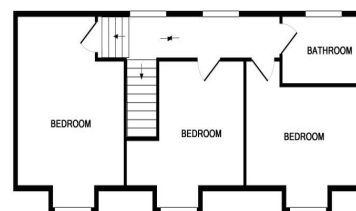
There is an excellent internal layout which includes a spacious hallway, lounge (with three large windows and electric stove), brand new dining kitchen (with cooker range), feature split level landing, three good sized bedrooms and brand new four-piece bathroom.

The property benefit from a modern gas central heating system, contemporary radiators, hardwood flooring, quality deep pile carpets upstairs, fresh decor and good storage throughout.





GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2022

## Room sizes and accommodation

Entrance hallway

Lounge

5.64m x 4.65m (18'6 x 15'3)

Dining kitchen

4.90m x 3.93m (16'1 x 12'10)

Upper landing

Bedroom 1

4.01m x 2.61m (13'2 x 8'7)

Bedroom 2

3.94m x 2.34m (12'11 x 7'8)

Bedroom 3

3.76m x 2.48m (12'4 x 8'1)

Bathroom

3.76m x 2.48m (12'4 x 8'1)

Four piece bathroom

3.09m x 2.23m (10'2 x 7'4)

## 31 Cupar Road, Auchtermuchty

South facing to front, the neat enclosed garden offers maximum privacy, quality decking, lawn section, key safe box and drying facilities. A generous chipped area to front provides ample off street parking for several vehicles.

Auchtermuchty is a popular village surrounded by open countryside in north east Fife. The M90 and A92 are close by which provide easy access for commuting to Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Nursery and primary education are served locally with secondary education delivered nearby at Bell Baxter in Cupar. There are several nature walks, parks, cycling routes and local sports clubs close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 0131 6248000.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.

espc rightmove



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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