

1 Kame Steadings

CUPAR, KY15 5PN



Superbly designed and constructed home forming part of an exclusive development of only five unique and individual homes



01333 400 400



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This is a superbly designed and constructed home forming part of an exclusive development of only five unique and individual homes. 1 Kame Steading is presented in the most tasteful and charming way combining the best of period style with the convenience of a modern home. The property is positioned in a fine rural location offering stunning open panoramic views.

THE ENTRANCE HALL



On entering the property there is a welcoming L-shaped reception hall with storage. A special feature of the property is the superb large and beautifully presented main reception room with ornate cornicing and recessed lighting. This is octagonal and flooded with natural light from four double-paned windows and French doors leading to the garden, all affording fine uninterrupted panoramic views.

THE MAIN RECEPTION ROOM/ROUNDEL



THE SITTING ROOM



The dual-purpose sitting/second reception room offers two windows to the front also with good views. This room gives access to the downstairs bedrooms and to a deep walk-in storage room. A staircase from this room leads to the first floor.



The comfortable breakfasting kitchen is fitted with a range of floor and wall-mounted units with black granite work surfaces. The range stove may be available by separate negotiation. The kitchen is triple aspect, with French doors opening on to a small fruit and herb garden and seating area. The spacious utility has complementing work surfaces, matching base units and granite floor tiles.

THE KITCHEN & UTILITY



There are two downstairs bedrooms. Bedroom three is a double bedroom with two windows looking over the main garden. Bedroom four, currently used as a study, is a single bedroom. The family bathroom on the ground floor has a wash-hand basin, a whirlpool bath with over bath shower and a WC.

BEDROOMS 3 & 4



THE BATHROOM



On the first floor, the landing has two Velux windows and gives access to two double bedrooms. The delightful large master bedroom is double aspect with a four-paned dormer window again offering open views and a Velux window.

On entering the master bedroom, there is a large built-in hanging and storage cupboard along one wall with mirror sliding doors. Opposite is the en suite shower room. Across the landing is the other main bedroom, which is a spacious double aspect room, identically configured to the master bedroom with hanging and storage built-in cupboard and en suite shower room. There is an oil-fired central heating system to radiators throughout and all windows are double-glazed.

THE MASTER BEDROOM



BEDROOM 2



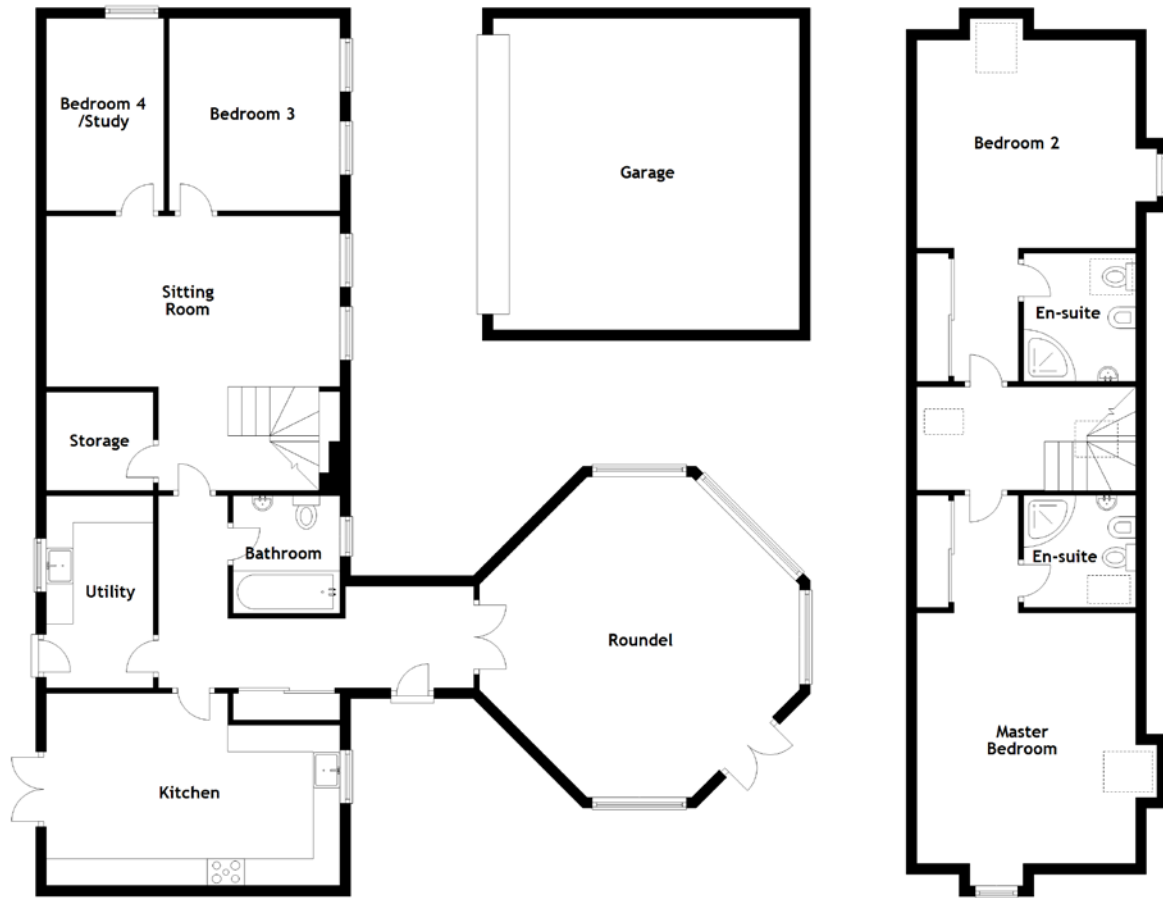
The well-established garden grounds are laid mainly to lawn with herbaceous borders/beds and offer several seating areas to enjoy the sun at all times of the day. There is a well-proportioned double garage with power, light and electric remote-operated roller door. To the front of the garage is parking for two vehicles and off-street visitor parking is also available on the driveway.

EXTERNALS & VIEWS





FLOOR PLAN, DIMENSIONS & MAP



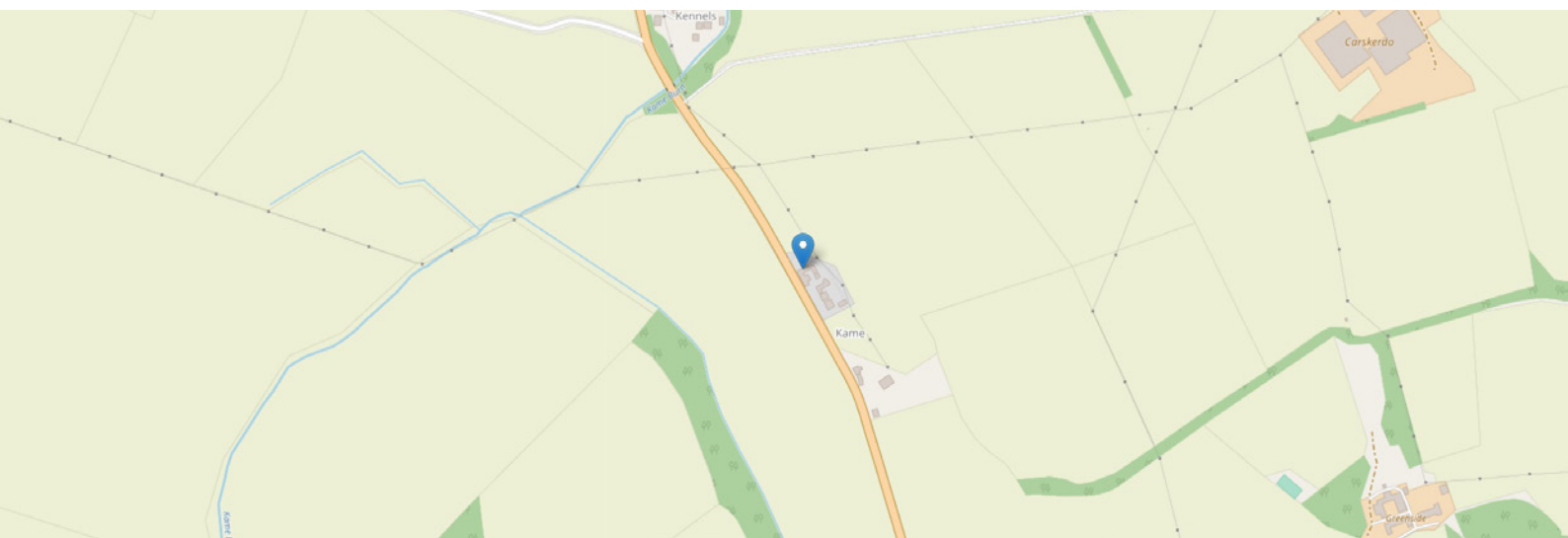
Approximate Dimensions
(Taken from the widest point)

Roundel	6.00m (19'8") x 6.00m (19'8")
Sitting Room	5.50m (18'1") x 3.20m (10'6")
Kitchen	5.50m (18'1") x 3.60m (11'10")
Utility	3.60m (11'10") x 2.00m (6'7")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bedroom 4/Study	3.60m (11'10") x 2.20m (7'3")
Storage	2.00m (6'7") x 1.84m (6')
Bathroom	2.20m (7'3") x 2.00m (6'7")

Master Bedroom	4.70m (15'5") x 4.10m (13'5")
En-suite	2.10m (6'11") x 2.10m (6'11")
Bedroom 2	4.10m (13'5") x 3.90m (12'9")
En-suite	2.40m (7'10") x 2.10m (6'11")
Garage	5.84m (19'2") x 5.74m (18'10")

Gross internal floor area (m²): 180m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

The old market town of Cupar lies in the heart of the fertile Howe of Fife. A former royal burgh, Cupar is located alongside the small River Eden and surrounded by gentle hills. Once a bustling market centre, today, this picturesque town has retained much of its character. The town boasts a number of fine historic buildings including the 17th century Preston Lodge, Chancellor's House, the Corn Exchange, the Old Parish Church and the Mercat Cross which dates from 1683.





Cupar is a great place for the commuter who wishes to spend weekends on the bike or the hills and have the convenience of being able to walk to the train station for travel North or South. The Town is Excellent too for families with great schooling in the area and always something to do with the kids at the weekend or holidays. Make time to visit the Hill of Tarvit, an Edwardian mansion 2 miles south of the town that was remodelled by Sir Robert Lorimer, or visit Cairnie Maze or the Scottish Deer centre and other local attractions. Private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire, Bell Baxter in Cupar and Madras College in St Andrews are good state schools.

Cupar is an active town with a supermarket, railway station and good range of shops sitting approximately 10 miles to the West of St Andrews.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01333 400 400

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.