

Titherane

2 ST. ANDREWS ROAD, PITSCOTTIE, CUPAR, KY15 5TF



WONDERFUL THREE BEDROOM DETACHED
VILLA IN A SEMI RURAL LOCATION



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to introduce to the market this spacious three-bedroom nestled within the popular area of Pitscottie. Ideally positioned in a sought-after and quiet residential area, it provides a safe environment for children and offers great privacy. This is a beautifully designed executive three-bedroom family home, which provides substantial accommodation for a growing family.





The property is offered to the market in truly "walk-in" condition. In more detail, the accommodation comprises a porch to the front which gives access to the main house. A welcoming hallway with stairs leading to the upper level, a pristine formal and bright lounge to the front of the property with a feature window that floods the room with natural light and a multi-fuel log burner with a bespoke surround and access to the kitchen. The lounge also has space for a large dining table. The wonderful fully fitted kitchen which provides an array of floor and wall units and striking work surface comes complete with integrated appliances. There is a separate fully tiled utility room with an external door. Also on the ground level, you will find the formal dining room or a very adaptable as a fourth bedroom.





The upper landing has been thoughtfully planned and consists of three well-appointed bedrooms. The immaculate master bedroom boasts a fantastic en-suite and a walk-in wardrobe. Also on this floor, you will find the contemporary three-piece family bathroom. This completes the impressive accommodation internally.





Bedroom 1







Bedroom 2

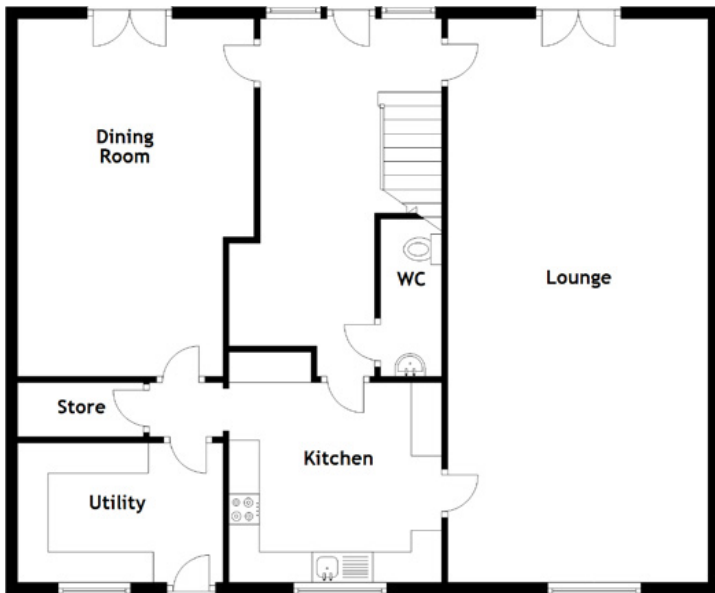




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	9.30m (30'6") x 4.30m (14'1")	Bedroom 2	4.32m (14'2") x 4.30m (14'1")
Dining Room	5.90m (19'4") x 3.90m (12'10")	Bedroom 3	4.40m (14'5") x 3.30m (10'10")
Kitchen	3.80m (12'6") x 3.51m (11'6")	Bathroom	3.30m (10'10") x 2.30m (7'6")
Utility	3.39m (11'1") x 2.30m (7'7")	Gross internal floor area (m ²): 205m ²	
WC	2.60m (8'6") x 1.00m (3'4")	EPC Rating: D	
Bedroom 1	5.40m (17'9") x 4.30m (14'1")		
En-suite	3.30m (10'10") x 2.30m (7'6")		

The property benefits from central heating and double-glazing for additional comfort. Externally, there is a large garage with electric door, and a driveway providing off-road parking for up to five vehicles. The large rear garden is fully enclosed and is a place where you and your family can enjoy privacy and seclusion.





Pitscottie is situated 6 miles west of St. Andrews in Scotland. It is a routing centre on the B939 St Andrews to Ceres Road and B940 Cupar to Anstruther Road. A village cafe, cycle shop, and other facilities serve residents.

St. Andrews, the "Home of Golf" is less than 6 miles away. The university is one of the oldest and well known in Britain. There is good private and state schooling in St. Andrews. Dundee, Glenrothes, Cupar, and Kirkcaldy are also well within reach. There are numerous good golf courses in the area including courses at both Kingsbarns and St. Andrews Bay in St. Andrews and Ladybank, and traditional link courses at Crail, Leven, and Lundin Links. Salmon fishing can be taken in the tributary not far from the property and will definitely be an attraction for the keen fishermen amongst you.

There are mainline railway stations at Cupar and Leuchars which link to Edinburgh and Dundee. Edinburgh airport has a wide range of both domestic and international flights. Idyllic setting with wonderful countryside on the doorstep and the coast a short drive away.

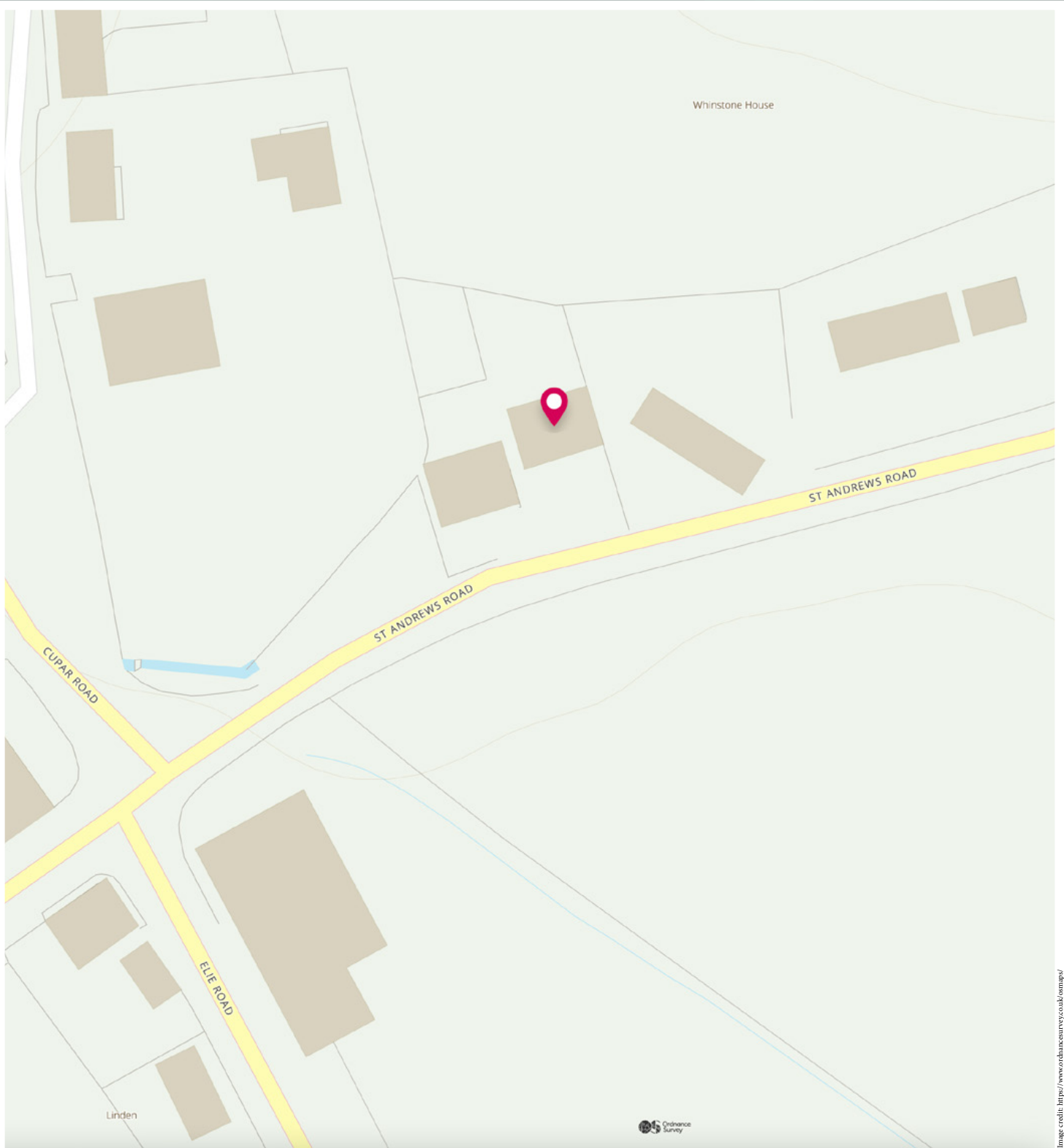


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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