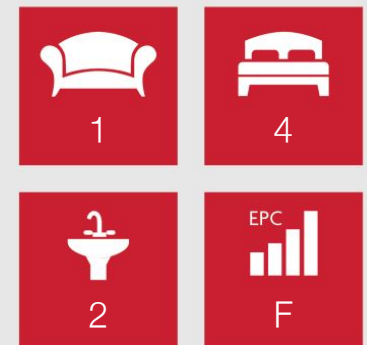


Nether Hillcainrie

Cupar, Fife, KY15 4QD





Property Summary

In Cupar, Nether Hillcarnie is a handsome detached traditional house that combines period character with immaculate presentation over two floors. A welcoming hall and stair introduce a bright dual-aspect living room, where a substantial fireplace and stove create a warm focal point.

A versatile office/formal dining room adds further flexibility, while the spacious dining kitchen is arranged for everyday family life and entertaining, centred around an Aga and supported by a neighbouring utility room.

Features

- Detached traditional house in Cupar
- Immaculately presented accommodation over two floors
- Welcoming hall with staircase and store
- Bright dual-aspect living room with fireplace and stove
- Versatile office/formal dining room
- Spacious dining kitchen centred around an Aga
- Adjoining utility room
- Four bedrooms, including one on the ground floor
- En-suite shower room
- Family bathroom with overhead shower
- Private wrap-around garden
- Integral double garage and private driveway
- Propane heating and double glazing



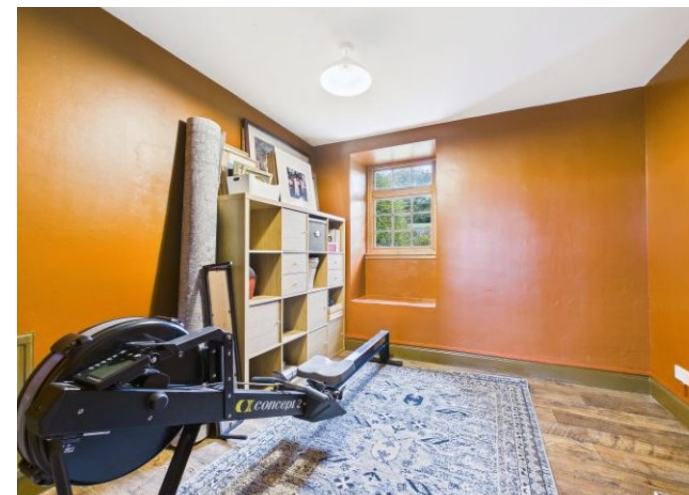












A ground-floor bedroom and bathroom add flexibility to the layout, while the upper floor provides three further bedrooms and a second bathroom.

The private wrap-around garden enhances the setting, and an integral double garage with a driveway provides excellent parking. Propane heating and double glazing add comfort.

Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.



[Click here to take a virtual tour](#)





Cupar

Set in the picturesque countryside of northeast Fife is Cupar, a former royal burgh, lying around 20 minutes' drive from Dundee and St Andrews.

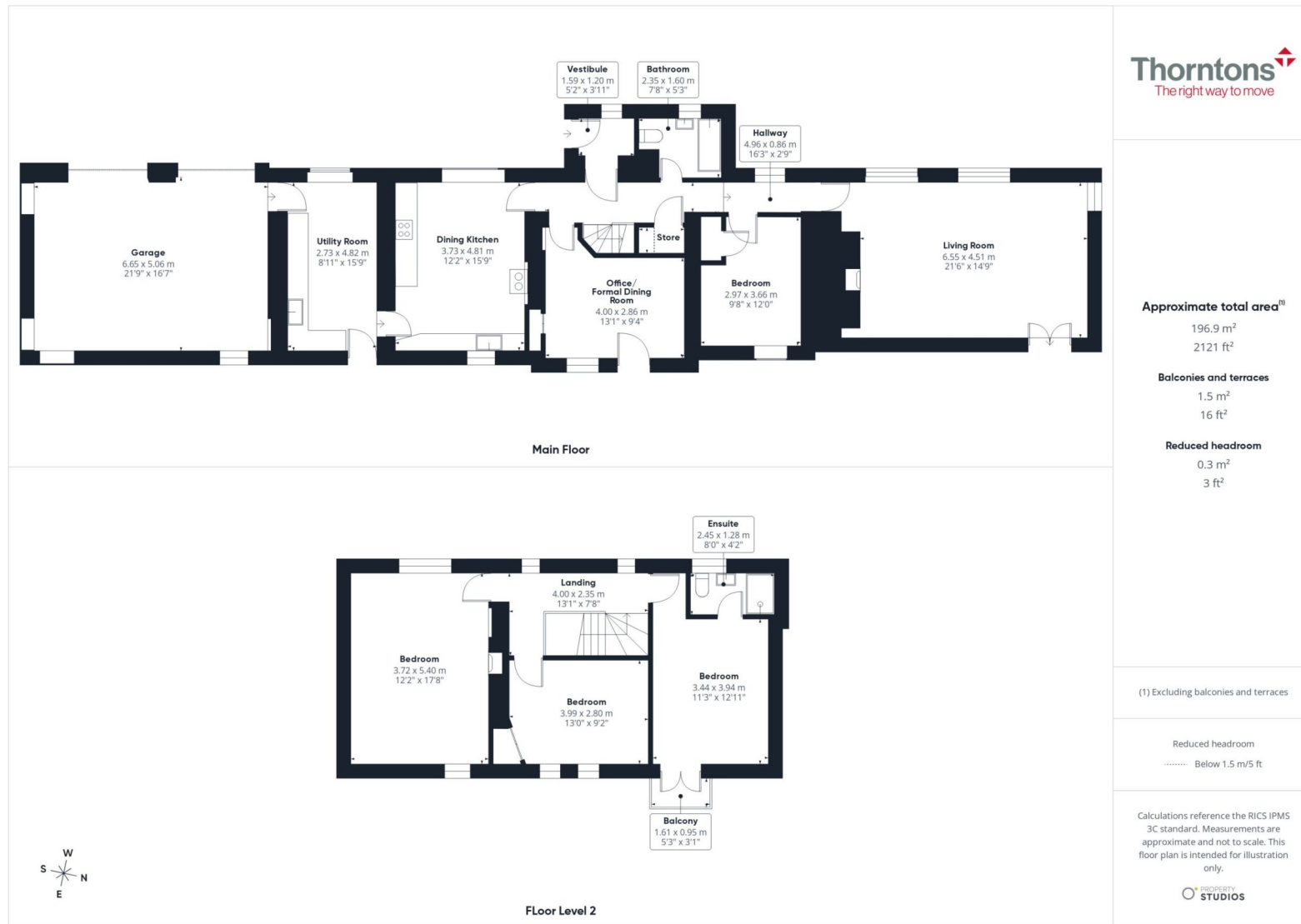
The historic and upmarket town of Cupar offers a wealth of shops, supermarkets, pubs and restaurants, and excellent indoor and outdoor leisure facilities. Cupar Sports Centre provides a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts, and football pitches.

In contrast, the picturesque countryside surrounding the town provides the perfect backdrop for scenic strolls, cycles, runs, and dog walks, and for those who enjoy a round of golf, Cupar Golf Club is on the edge of the town and Elmwood Golf is nearby. Wee Kingdom Café and Soft Play are perfect for keeping the children entertained, alongside a number of outdoor parks and playgrounds, and a skatepark.

The town also offers primary and secondary education at Castle Hill Primary School and Bell Baxter High School, respectively, with St. Andrews University only a short drive away. Cupar also benefits from fantastic links, making it easy to travel by bus, rail, or car.



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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