



11 Scotstarvit View, Cupar, KY15 5DX

Offers Over £185,000



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OFFERS OVER
£185,000

A spacious semi-detached home enjoying delightful open views towards the Hill of Tarvit, situated in the desirable market town of Cupar. Although some modernisation is required, there is plenty of opportunity for buyers to make the property their own.

Cupar is an attractive and well-established market town surrounded by beautiful Fife countryside. It offers a wide range of local amenities, including shops, supermarkets, leisure facilities and well-respected primary and secondary schools. The town benefits from excellent transport connections to Dundee and Edinburgh, with a mainline railway station and regular bus services. The historic town of St Andrews, renowned for its university, golf courses and beaches, is also within easy reach.

The property is entered via the front door into a hallway that provides access to the ground-floor accommodation and the staircase to the upper level.

The lounge enjoys a front-facing window and leads through to the separate dining room, where French doors open directly onto the enclosed rear garden.

The kitchen, newly installed in 2025, features light-coloured wall and base units, coordinating worktops, an electric oven and a gas hob with an extractor fan above. The sale includes a fridge freezer and washing machine. A window overlooks the rear garden, while a separate door provides direct access outside.

The family bathroom includes a WC, a wash hand basin set within a vanity unit, and a bath with an overhead shower.

Upstairs, bedroom one is a spacious double room overlooking the front of the property. Bedroom two is a further double bedroom with fitted wardrobes, a walk-in storage cupboard and delightful open views towards the Hill of Tarvit. The study / small bedroom offers a side-facing window, access to the attic and storage within the eaves.

The open-plan front garden is laid to lawn with established shrubs.

A side driveway provides off-street parking, the enclosed rear garden features a lawn, patio and storage shed.





- Spacious Semi-Detached house with an attractive outlook towards the surrounding countryside
- Lounge
- Dining room
- Fitted kitchen
- Family bathroom
- Two double bedrooms
- Study / Small 3rd bedroom
- Driveway parking to the side
- Open plan garden to the front
- Enclosed garden to the rear with delightful views

INCLUDED

Washing machine and fridge freezer

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 893.00 SQ FT







Room Sizes

Approximate measurements

Lounge	11'8" x 14'8"
Dining room	8'4" x 12'2"
Kitchen	10'2" x 8'2"
Bathroom	6'7" x 6'6"
Bedroom	12'4" x 9'0"
Bedroom	9'1" x 10'3"
Bedroom / Box room	6'3" x 6'6"



GROUND FLOOR



1ST FLOOR



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