



**Birchfalls The Feus, Freuchie, Cupar, Fife, KY15 7HR**

**Offers Over £350,000**



Beautiful 4 Bedroom 3 Reception Detached spacious family home FINISHED TO A HIGH STANDARD with Off Street Parking with the OPPORTUNITY FOR ONE LEVEL LIVING. Within walking distance of local amenities including the Primary School with Secondary education provided nearby this property also has GREAT COMMUTER LINKS via the A92 and Ladybank Train Station. Accommodation: Hall, laundry room, open plan living room, dining area, family dining kitchen, bathroom, 4 double bedrooms and a shower room. DG. GCH. Gardens. Driveway. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a solid timber door with double-glazed inlet leading into the front hall. Radiator. Karndean flooring. Doorway to the laundry.

## LAUNDRY ROOM

6'8" x 5'9" (2.05m x 1.77m)

Convenient laundry room with floor standing units, stainless steel sink and space for a freestanding appliance. Cupboard provides shelving/storage space and houses the gas central heating combi boiler. Radiator. Tiled flooring.

## SITTING ROOM

20'5" x 19'3" (6.23m x 5.88m)

Bright open plan sitting room with 3 Velux windows to the rear. Timber and steel spiral staircase leads to the open plan upper landing. Feature log burning stove. 4 radiators. Karndean flooring. Open plan to the dining area.

## DINING AREA

12'4" x 11'10" (3.77m x 3.62m)

Good-sized dining area with floor to ceiling custom fitted cupboards providing an ample amount of shelving/storage space. Radiator. Karndean flooring. Double doors lead to the family dining kitchen.

## FAMILY DINING KITCHEN

31'4" x 14'2" (9.56m x 4.33m)

Stunning family room with dining kitchen comprising: Floor standing units with coordinating worktops and tiled splashbacks. Island provides a social dining space with additional storage and discreet pop-up power sockets. Integrated appliances include an induction hob with extractor fan above, eye level oven and a dishwasher. Built-in cupboards provide further storage space. Feature pyramid skylight and 4 sliding patio doors provides ample natural light and access to the garden. Under floor heating. Luxury vinyl tile flooring.

## BEDROOM 3

10'8" x 9'10" (3.26m x 3.01m)

Double bedroom with double-glazed window to the front. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Laminate flooring.

## BEDROOM 4

13'6" x 10'6" (4.13m x 3.22m)

Spacious double bedroom with double-glazed window to the side. Fitted wardrobe provides shelving/hanging/storage space. Radiator. Laminate flooring.

## SHOWER ROOM

8'8" x 5'1" (2.65m x 1.55m)

3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower area with a thermostatic control shower. Velux skylight. Fully tiled. Vertical radiator. Tiled flooring.

## UPPER LANDING

Bright upper landing with ample natural light and open plan to the sitting room below. Cupboard provides hanging/storage space. Walk-in cupboard provides further shelving/hanging/storage space with an access hatch to the attic. Radiator. Laminate flooring.

## BEDROOM 1

20'3" x 10'3" (6.19m x 3.14m)

Spacious and bright double bedroom with windows to the front and rear. 2 cupboards provide hanging/storage space. 2 radiators. Laminate flooring.

## BEDROOM 2

13'9" x 9'2" (4.21m x 2.80m)

Additional double bedroom with double-glazed window to the front and transom window provides additional natural light. Radiator. Laminate flooring.

## BATHROOM

8'9" x 7'10" (2.69m x 2.39m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and a thermostatic control shower above. Velux window to the front. Partially tiled. Vertical radiator. Laminate flooring.

## GARDEN

To the front of the property is a driveway providing off street parking for several vehicles potentially even a campervan down the side. Borders contain established plants and shrubs. A timber gate to the side provides access to the rear garden. The enclosed rear garden is mainly laid to lawn with an array of established plants, shrubs and trees providing privacy for the garden. A paved patio provides an ideal spot for garden furniture to relax and enjoy recreation time outdoors entertaining family and friends in the sun. Timber log store and shed provides storage space.

## GARDEN ROOM

17'5" x 9'10" (5.33m x 3.02m)

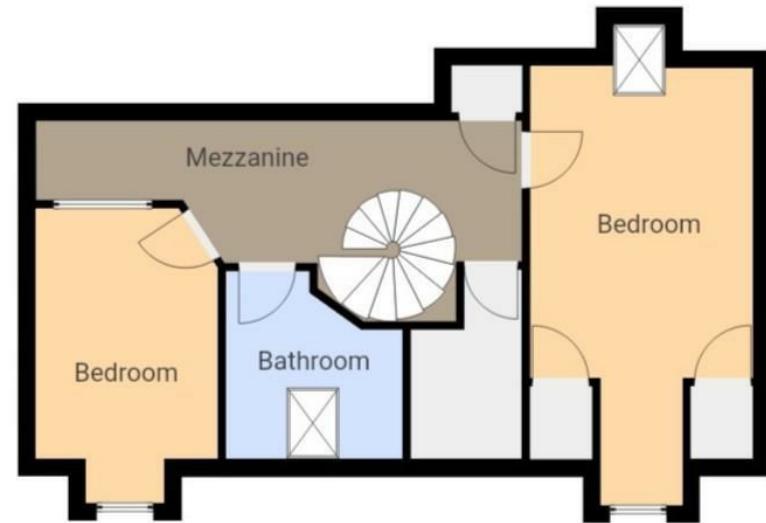
Fantastic multi-purpose room ideal for use as a home office with 3 double-glazed windows overlooking the garden. Cupboard provides storage space. 2 electric heaters. Laminate flooring.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs							
<b>Scotland</b>		EU Directive 2002/91/EC	77	83	<b>Scotland</b>	EU Directive 2002/91/EC	73 79

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