



6 Kilmaron Crescent

, Cupar, KY15 4DS

Offers over £285,000



Rosie Real Estate are delighted to present to the market this exceptional three-bedroom, two-bathroom detached villa, ideally positioned within a peaceful and desirable cul-de-sac.



This is an outstanding opportunity for families seeking a spacious, beautifully presented home with excellent accommodation and plenty of room to grow. Presented in true move-in condition, the property offers generous living space both internally and externally, making it an ideal family home.

The property opens into a bright and welcoming lounge, providing an excellent space for relaxing and entertaining. There is ample room for several sofas, making it perfect for cosy family evenings, while a generous dining area comfortably accommodates a table and chairs for at least eight guests. Leading from the lounge is the versatile conservatory, which offers a range of possibilities and could be utilised as a home office, playroom, family room or additional entertaining space. Also on the ground floor is the beautifully finished kitchen, offering an excellent range of fitted units, ample cupboard storage and generous worktop space. This is an ideal space for those who enjoy cooking and entertaining. Bedroom three is located on the ground floor and is a particularly spacious double bedroom, with plenty of room for additional furniture and storage. Completing the ground floor is a stylish three-piece family shower room, finished to a high standard.

Upstairs, the exceptionally spacious master bedroom provides an impressive amount of space for a full range of bedroom furniture, including wardrobes, chest of drawers and a dressing table. Bedroom two is another excellent-sized double bedroom, with ample space for bedside tables, wardrobes and other bedroom furniture. The upper floor is completed by a superb four-piece family bathroom, featuring a walk-in shower, Jacuzzi bath, wash hand basin and WC.

The property further benefits from double glazing and gas central heating throughout.

Externally, the property continues to impress. To the front is a large monoblock driveway, providing off-street parking for approximately five to six vehicles and leading to the single garage. There is also a well-maintained front lawn with attractive flowerbeds. To the rear, the garden has been thoughtfully landscaped to provide several distinct areas ideal for family life and entertaining. A raised patio/seating area provides the perfect setting for enjoying drinks or dining outdoors with friends and family. A further landscaped area offers an excellent space for barbecues and summer entertaining, while the remaining lawn provides a generous area for children and pets to play and enjoy throughout the year.

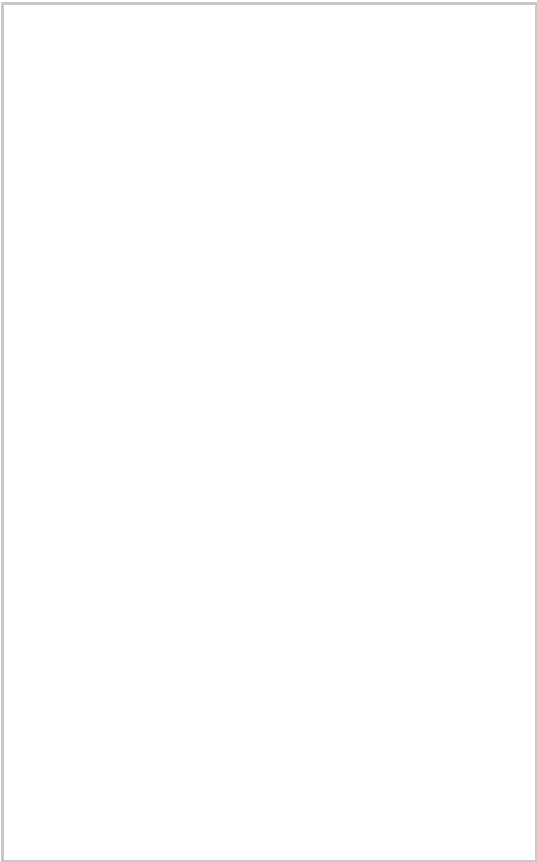
The property enjoys a convenient and sought-after location on Kilmaron Crescent, within easy reach of a range of local amenities. Several schools are nearby, including Kilmaron School and St Columba's RC Primary School, while Bell Baxter High School is also readily accessible. Cupar railway station is approximately 0.8 miles away, providing convenient rail links to surrounding towns and cities. Cupar town centre is also easily accessible and offers an excellent selection of shops, supermarkets, cafés, restaurants and everyday amenities, making this an exceptionally convenient location for families.

This outstanding detached villa combines generous accommodation, excellent presentation, versatile living space, substantial off-street parking and attractive family-friendly gardens, all within a quiet cul-de-sac setting. A fantastic family home with genuine room to grow, this property is one not to be missed. Early viewing is strongly recommended to avoid disappointment.

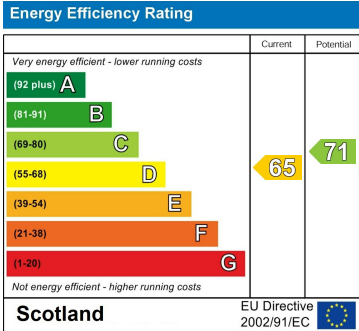
Area Map



Floor Plans



Energy Efficiency Graph



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