



## **PLOT 3, KAME VIEW**

CUPAR, FIFE



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**Substantial new build bungalow extending to about 252 sqm offering luxury accommodation in a lovely semi-rural situation**

Cupar 5 miles ■ Edinburgh 40 miles ■ St. Andrews 11 miles

- Open plan reception room. 4 bedrooms (all en suite with separate dressing room). Bathroom. Boot room
- Lovely semi-rural setting on the edge of an exclusive development of 5 luxury homes
- High quality finishing's and energy efficient features.
- Accessible rural location ideal for commuting.
- Integral double garage, car port and generous parking area.
- Lovely rural aspect



**Galbraith**

Cupar  
01334 659980  
cupar@galbraithgroup.com

 **OnTheMarket**



## SITUATION

Kame View is situated in a lovely rural location approximately 5 miles to the south of Cupar. The village of Craigrothie is situated about 2 miles to the north and provides a primary school whilst the bustling county market town of Cupar offers a wide range of facilities including supermarkets, local and national retailers as well as financial services and healthcare. Cupar is also home to Bell Baxter High School offering secondary schooling. The ancient historic university town of St Andrews is a 20 minute drive to the north-east. Renowned worldwide St Andrews is the home of golf, the town offers fine cosmopolitan mix of shops, restaurants, pubs as well as various other local amenities. The Cities of Dundee and Perth are a 30 minute and 45 minute drive respectively both offer a range of big City amenities. The City of Edinburgh can be reached in approximately 40 minutes again offering a further range of big city amenities as well as international airport.

## DESCRIPTION

Kame View is an outstanding development of 5 exclusive properties currently under construction by Montrave Homes Ltd who are experienced developers who have delivered similar projects in Fife, Aberdeenshire and the Edinburgh area in recent years. It is anticipated that 3 Kame View will be complete in early 2024 with the other homes anticipated to be completed during the course of 2024.

3 Kame View is an outstanding bungalow situated in the south east corner of the development and it enjoys a lovely southerly aspect over open countryside to the south. The property enjoys the latest energy efficient features with triple glazed windows as standard and a feature steel front door with triple glazed inset windows. The heating and hot water will be via an air source heat pump. Internally the accommodation is spacious and well-proportioned and extends 252 sqm and it is ideal for entertaining and modern family living. An open plan kitchen/living room at the heart of the house with door opening out to the garden with glass running full height apex. Situated off the reception room is a broad corridor with 4 bedrooms all with en suite facilities and generous storage.

Outside the house is approached by a monoblock driveway leading into a carport with double garage to the side. The garden will be finished in turf and contained by post and wire fencing.

## SPECIFICATIONS

- Valiant air source heat pump.
- Solar Panels
- Leicht German Kitchen (custom built)
- Siemens appliances (kitchen)
- Villeroy & Boch fitted bathrooms/showers
- Underfloor heating in bathrooms
- Triple glazing high specification windows
- Steel front doors
- Denfind Natural stone/Siberian Larch (outside finish)
- Electric Garage doors
- Private mono-block driveways
- Fully tiled bathroom
- Garden ground laid in turf and enclosed by wire fencing





### ACCOMMODATION

Ground Floor: Kitchen/Dining/Living Room, 4 En-suite Bedrooms with Separate Dressing Rooms, Bathroom, Boot Room, Vestibule.

### GARDEN AND GROUNDS

The property will benefit from a front, side and rear garden mainly laid in turf and enclosed by post and wire fencing. To the front is a generous mono block parking area leading up to the integral double garage and car port.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
3 Kame View	Mains	Mains	Private biomass system	Freehold	Air Source heat pump	Not yet registered	N/A

### DIRECTIONS

Exiting Cupar on South Road, turn on to the A916 signposted Craigrothie. Follow the road for approximately 4 miles, passing through Craigrothie, and Kame View is on the left handside. No. 3 Kame View is situated in the south-east corner of the development.

### POST CODE

KY15 5PN

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///flitting.entrusted.whizzing

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents. NB Construction work is ongoing at Kame View; viewings can take place at viewers own risk and on the premise that appropriate personal protective equipment (including appropriate footwear) must be bought by viewers wishing to access the building site. Please contact the selling agents for more information regarding this.







### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

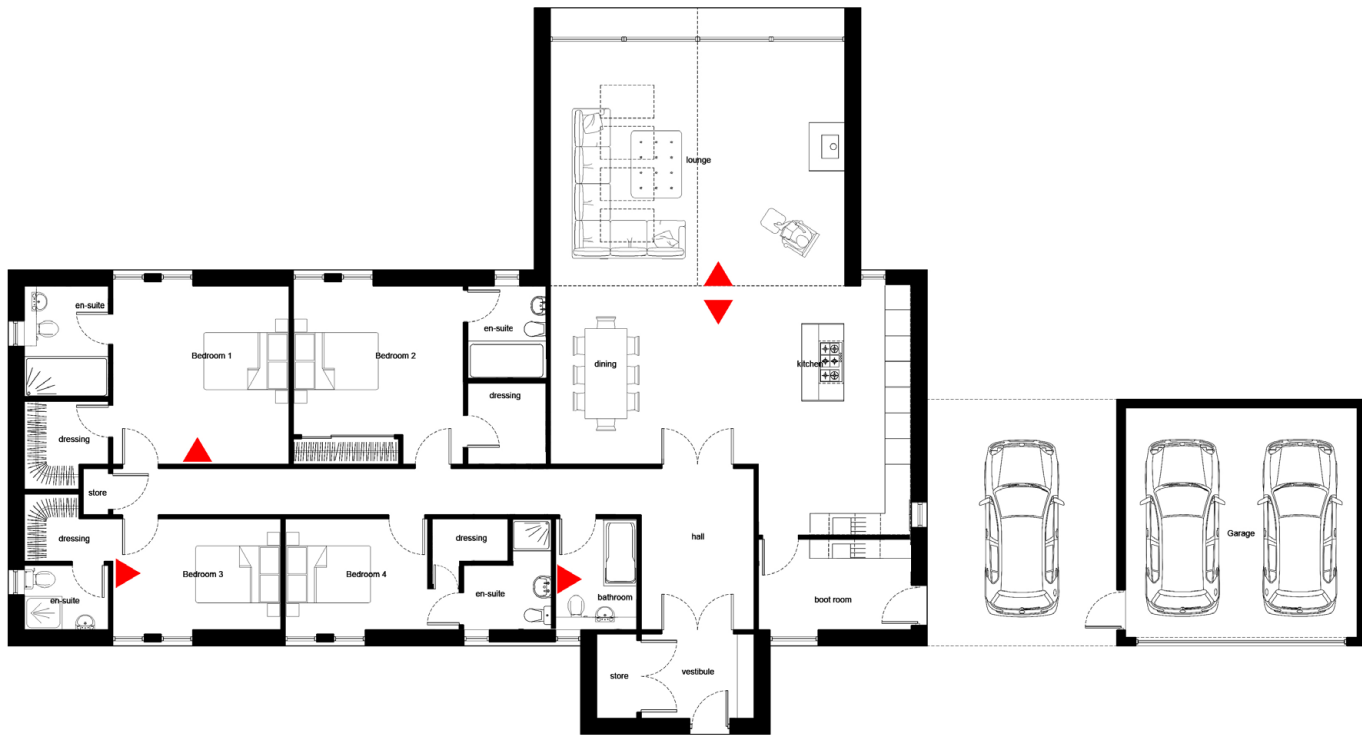
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### **IMPORTANT NOTES**

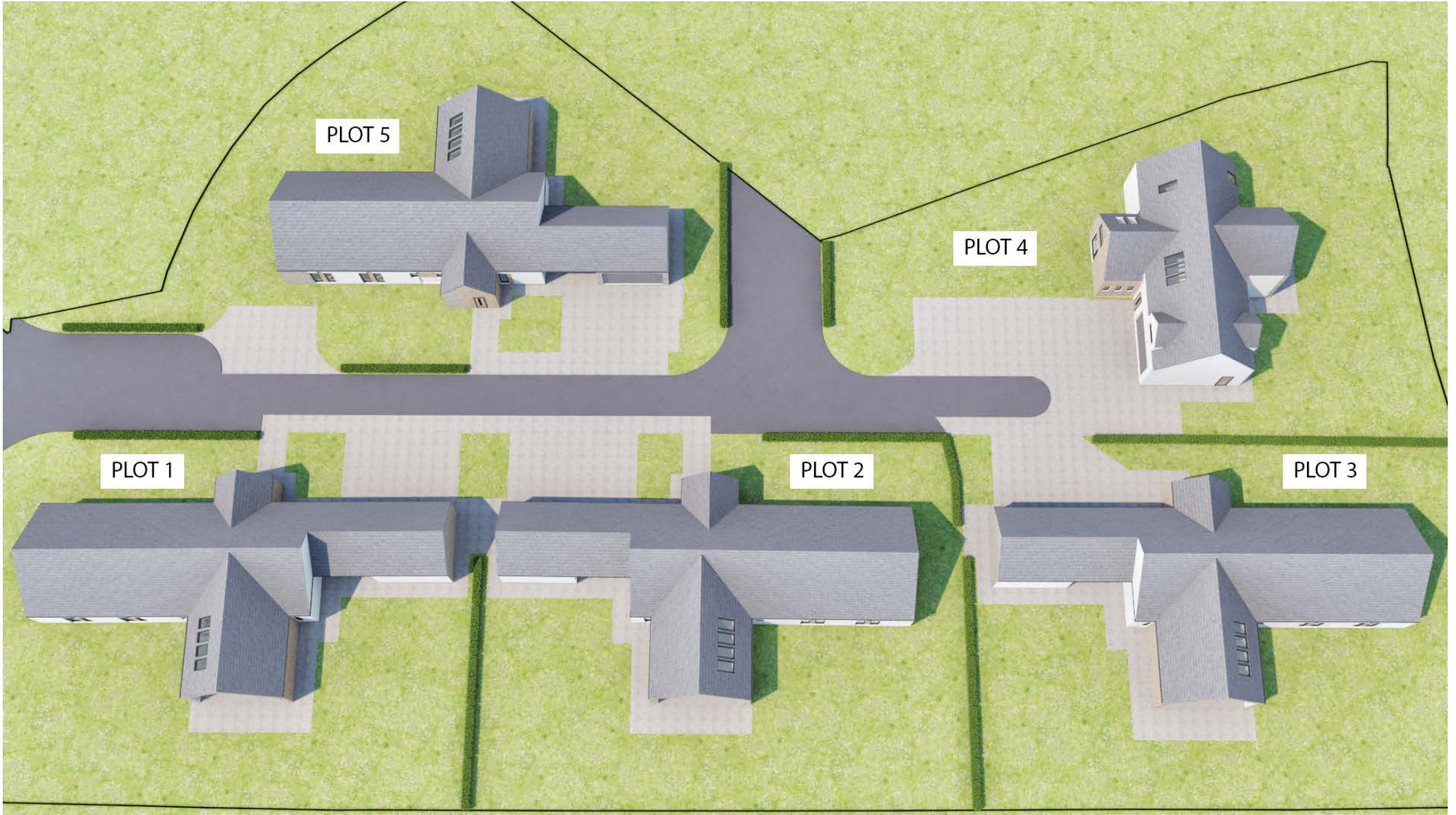
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - once heads of terms have been agreed in principle a formal offer to sell will be issued by the vendor's solicitor to the purchaser's solicitor. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. CGIs, plans and measurements provided by developers architect and are for demonstration purposes only.





ground floor plan





PLOT 1

PLOT 5

PLOT 2

PLOT 4

PLOT 3





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