



11 McInnes Gardens, Cupar

McInnes Gardens, Cupar, KY15 4HU

Galbraith

EXCEPTIONAL DETACHED PROPERTY IN AN EDGE OF TOWN LOCATION



3 reception rooms, 4 bedrooms (2 en suite), bathroom, WC
Lovely quiet edge of town setting
Generous mono block parking area
Enclosed walled garden
Quality accommodation
Separate Coach house/garage with potential for other uses

Offers Over £495,000

11 McInnes Gardens, Cupar

SITUATION

11 McInnes Gardens stands in an attractive quiet location, in an established and highly regarded residential area of Cupar in Fife, just a short walk from the centre of the thriving county market town, which offers an excellent range of local facilities. 11 McInnes Gardens is also very well placed for speedy access to St. Andrews (9 miles) the ancient and historic university town renowned world wide as the Home of Golf. The resurgent city of Dundee, already home to Scott's RSS Discovery and the location of the new V & A museum, provides a comprehensive offering of city shops, services and amenities with Perth about a half hour drive to the north-west and Edinburgh about an hour's drive to the south. Home to an array of wildlife the beautiful rolling countryside around Cupar comprises a lovely mix of farmland, coastline, hill and river the result being a fine choice for the outdoor enthusiast. There is considerable scope for walking, cycling, riding, sailing and of course golf with many highly regarded courses in the area including the championship course at Carnoustie and The Old Course at St. Andrews both of which regularly host the British Open. Well regarded state schooling is available locally with independent schooling being provided at St. Leonards in St. Andrews and the High School of Dundee. There are railway stations in Cupar, Leuchars, Ladybank and Markinch with Edinburgh airport about one hour to the south. The regional airport at Dundee offers a good selection of short haul flights.

DESCRIPTION

Completed in 2003 11 McInnes Gardens is an exceptional property. The house is approached by a large mono block driveway. Internally the accommodation has been finished to a high standard and offers spacious, flexible well-proportioned accommodation and excellent storage over two levels extending to about 193sqm.

The ground floor accommodation which is mainly laid with floor tiling, comprises a sitting room and dining room to the front of the property. A bright hallway leads to the breakfasting kitchen with a large Cookmaster cooker, integrated dishwasher and integrated fridge and freezer.



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The ground floor accommodation which is mainly laid with floor tiling, comprises a sitting room and dining room to the front of the property. A bright hallway leads to the breakfasting kitchen with a large Cookmaster cooker, integrated dishwasher and integrated fridge and freezer. The utility room which has a further storage cupboard, gives access to the garden. A superb family/garden room is to the rear of the property and has a triple aspect overlooking the garden. There is also access to the garden through patio doors.

The first floor offers a spacious landing with storage cupboards. The main bedroom has extensive wardrobes with a dressing area and an en-suite shower room. There are three further double bedrooms (one of which benefits from an en-suite shower room) and a family bathroom with a separate shower and corner bath.

ACCOMMODATION

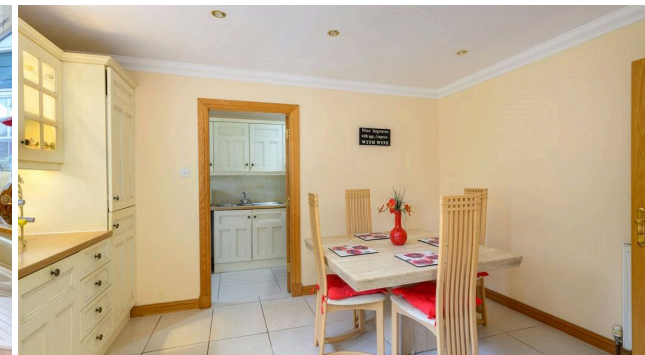
Ground Floor: Sitting Room, Dining Room, Family/Garden Room, Kitchen/Breakfast Room, Utility Room, WC.

First Floor: 4 Bedrooms (2 En-suite), Family Bathroom.

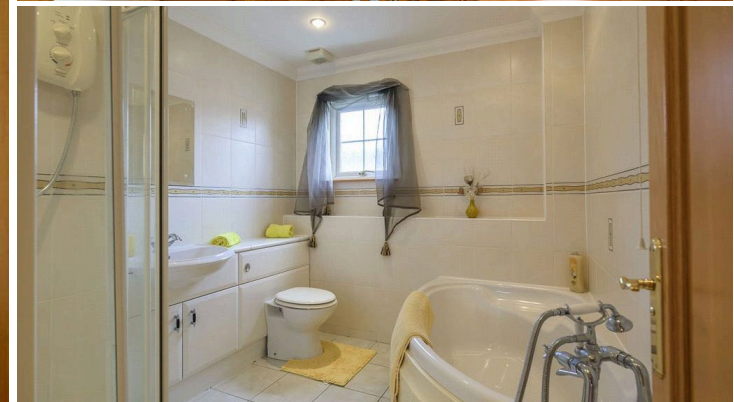
GARDEN

The property is surrounded by lawned areas and a private rear garden, which is fenced and has a lovely stone wall. The garden is mainly lawned with mature trees and shrubs and a patio area ideal for outdoor dining.

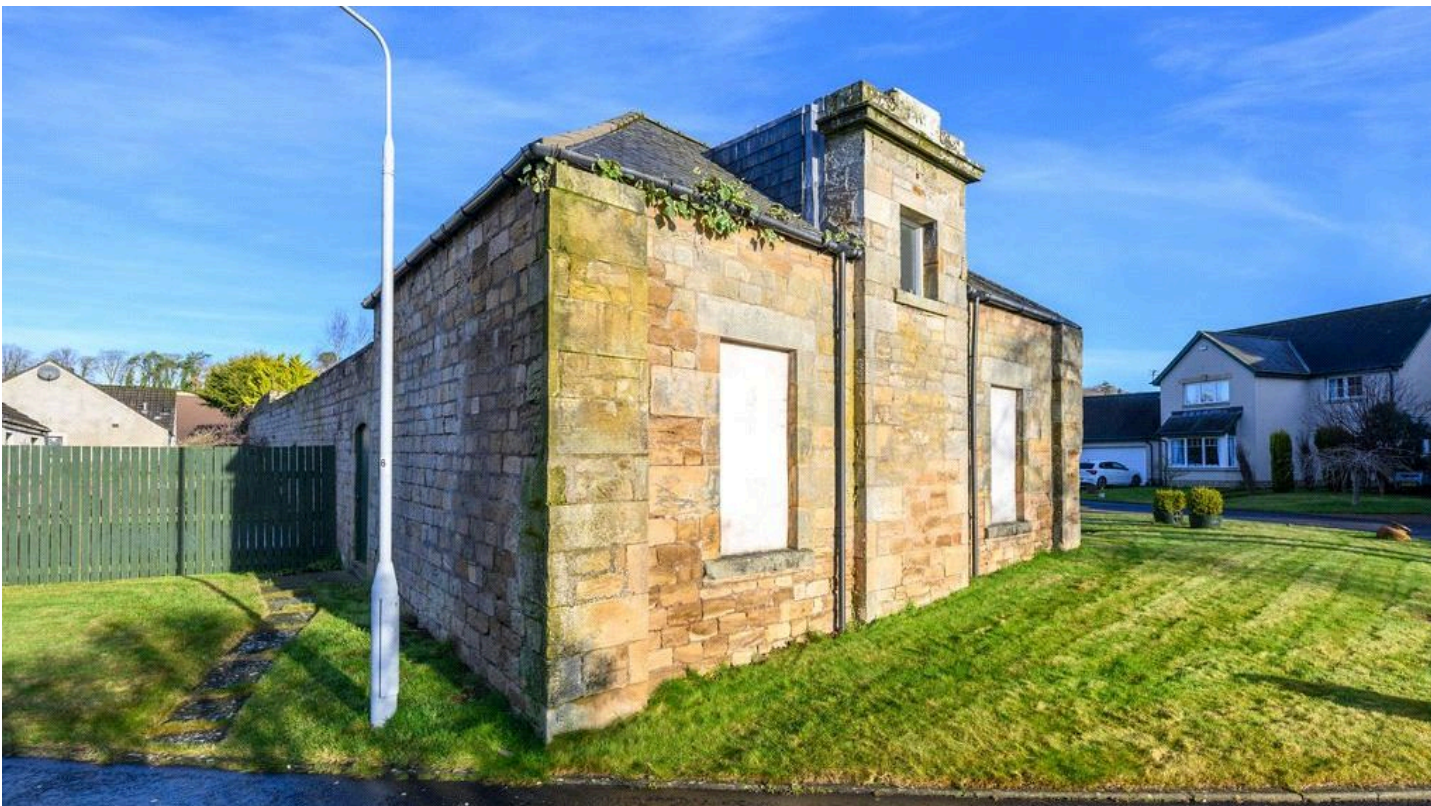
The monoblock driveway leads to the Coach House which was previously a double garage. At the moment the Coach House is used as an office with a large storage area above, accessed by a separate entrance. This building has multiple uses and has potential subject to the necessary planning consents.











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 - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. 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. Photographs taken in 30/01/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



 KY15 4HU

Plans

Total Area: 193 sqm



TOTAL FLOOR AREA : 2101 sq.ft. (195.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



Tenure

Freehold

Local Authority

Fife Council

Council Tax

G

EPC

C



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Gas Central Heating

Internet

Yes



Additional Information

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. All curtains and blinds are included in the sale and some items of furniture may be sold by separate negotiation. The Thai Teak items in the garden are included in the sale.



16, St. Catherine Street, Cupar, Fife, KY15 4HH
T: 01334 659980 | E: cupar@galbraithgroup.com
galbraith.com

Galbraith