



**Galbraith**

**30 BEECHGROVE RISE**

CUPAR, FIFE



## 30 BEECHGROVE RISE, CUPAR, FIFE

Outstanding executive home set in an established residential area quietly positioned on the edge of Cupar

Town centre 1 mile ■ St. Andrews 10 miles ■ Dundee 12 miles  
Perth 22 miles ■ Edinburgh 44 miles

- 3 reception rooms, kitchen/breakfast room, study, five bedrooms (2 en-suite), family bathroom, WC.
- Integral double garage. Generous monoblock parking area.
- Lovely quiet established setting off Westfield Road.
- Enclosed rear garden.



**Galbraith**

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 OnTheMarket



### SITUATION

30 Beechgrove Rise stands in an attractive location, in the established and highly regarded Richmond Homes Beechgrove Rise development in Cupar in Fife. Just a short walk from the centre of the thriving county market town, which offers an excellent range of local facilities, 30 Beechgrove Rise is also very well placed for speedy access to St. Andrews, 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 2007 30 Beechgrove Rise is an exceptional executive villa constructed of rendered walls under a series of tiled roofs. The house is approached from a generous monoblock driveway which leads up to the main entrance and up to a double garage. Internally the accommodation offers spacious, flexible and well-proportioned accommodation over two levels extending to about 256 sqm (2,755 sq. ft) (plus the double garage) and benefits from many fine features including hard wood flooring and high quality doors. The ground floor accommodation connects beautifully with the private garden with glazed double doors opening out from the lounge and sitting room. The sitting room benefits from a flame effect fire and connects through to the dining room.

### ACCOMMODATION

**GROUND FLOOR:** Entrance vestibule, main hall, lounge, dining room, sitting room, kitchen, WC, study and utility room with door to an integral double garage.

**FIRST FLOOR:** Principle bedroom with en-suite bathroom, bedroom with en-suite shower room, three further bedrooms, family bathroom.

There is a large double integral garage with a concrete floor approached via an electrically operated up and over door and a timber pedestrian door from the utility room. The central heating boiler is located in the garage.

### GARDEN

30 Beechgrove Rise enjoys a generous area of garden ground surrounding the property. The enclosed rear garden is largely laid to lawn and overlooked by a terrace approached from the lounge and sitting room. There is also an area of mono-blocked drive to the east side of the house with parking for around three vehicles.





## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
30 Beechgrove Rise	Mains	Mains	Mains	Freehold	Mains gas	Band G	C

### DIRECTIONS

Follow Westfield Road in a westerly direction from the centre of the town and the entrance to Beechgrove Rise is on the left just before leaving the town of Cupar. 30 Beechgrove Rise is the second house on the right after entering the Beechgrove Rise.

### POST CODE

KY15 5DT

### WHAT3WORDS

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

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### 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.

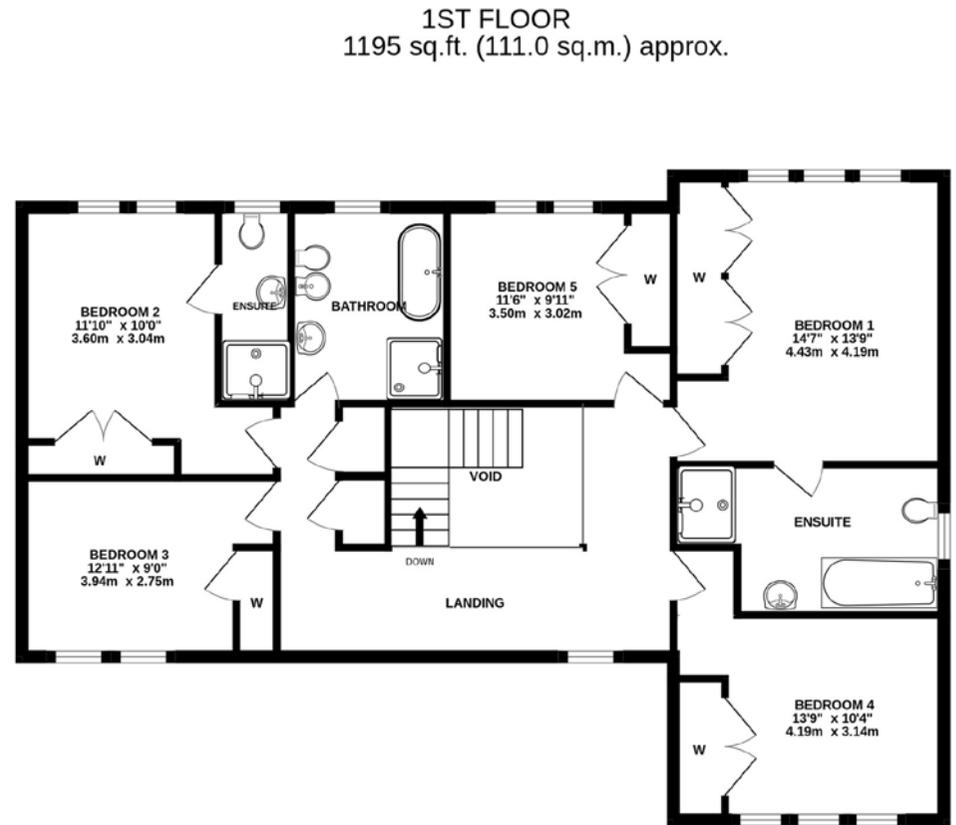
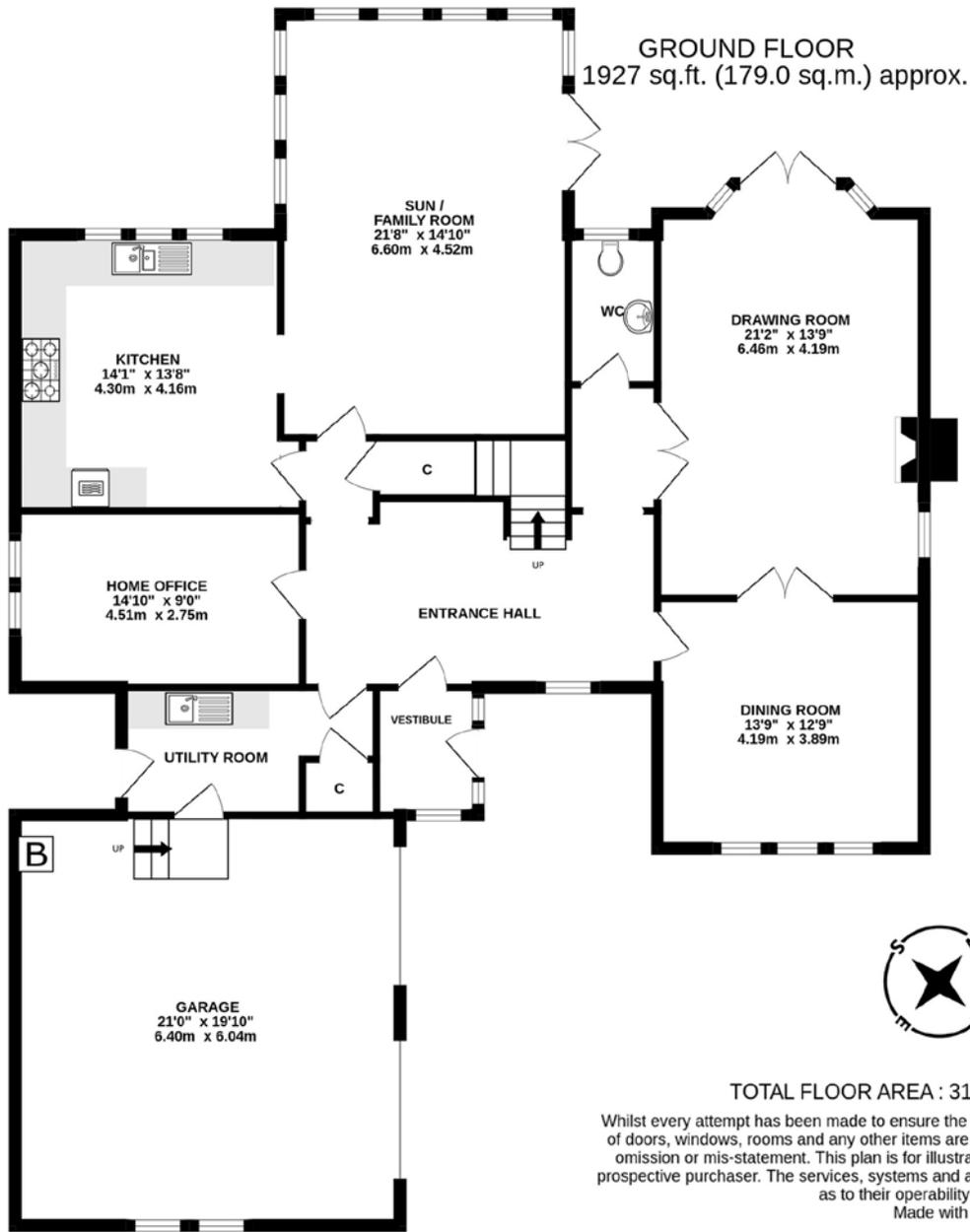
## IMPORTANT NOTES

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 - 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 July 2023.





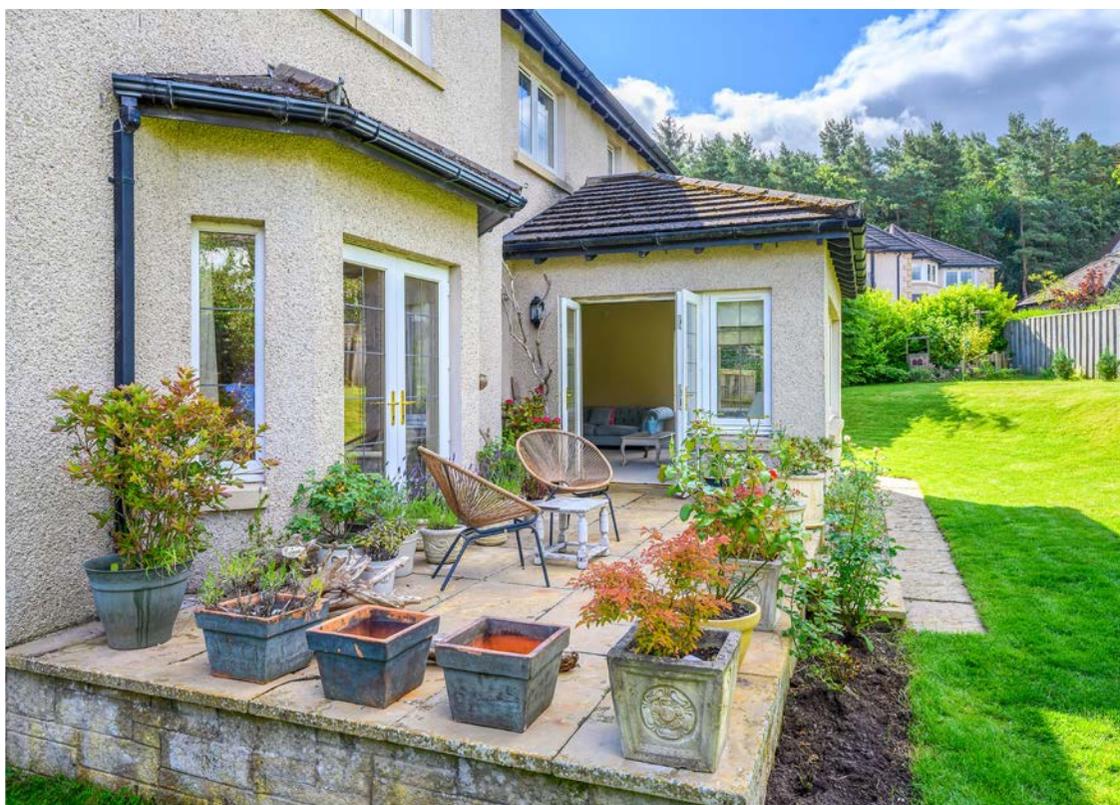




**TOTAL FLOOR AREA : 3122 sq.ft. (290.0 sq.m.) approx.**

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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