



19 George Govan Road

| Cupar | KY15 4GY

**Thorntons**   
*Let's get a move on!*









# 19 George Govan Road

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## Description

This superb property has the wow factor; presented to the market in executive show home standard! A stunning detached four bedroom property with a superb enviable location within this ever popular select development to the desirable west end of Cupar.







### Description

The accommodation presented in move-in condition comprises: entrance hall, sitting room with patio doors to large recently installed decked patio, formal dining room or bedroom five, modern fitted dining kitchen with integrated dishwasher and fridge and patio doors to the landscaped garden, master bedroom with en suite shower room, three further bedrooms, family bathroom and downstairs cloakroom. The sale of the property includes the fixed fitted floor coverings and window blinds.

Another superb feature is the private landscaped garden grounds with the most wonderful log cabin. The garden has been thoughtfully laid out with various decked and paved patio areas to enable you to enjoy the sun at all times of the day. With the log cabin and garden layout the garden lends itself to entertaining or relaxing. To the front of the property there is a spacious monoblock driveway suitable for off street parking which leads to the integral double garage. EPC C

### Location

Historically, Cupar was the county town of Fife and remains the administrative centre for the North East Fife District. Whilst the quaint and picturesque exterior has been maintained, Cupar remains a thriving and flourishing centre. Local amenities include the bustling shopping streets of Crossgate and Bonnygate, a leisure centre, schools and, of course, a golf course.

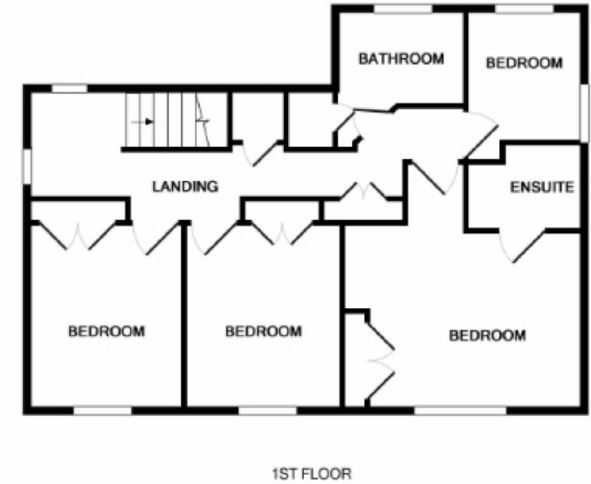
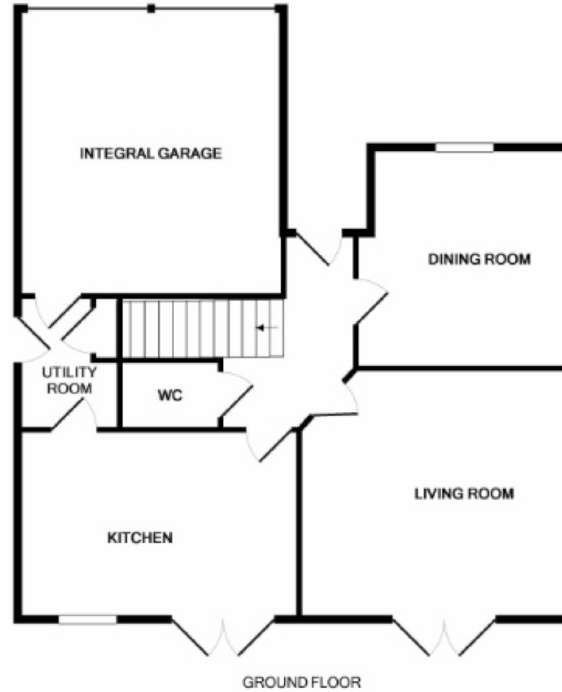
Cupar railway station is on the East Coast, Aberdeen to London line, facilitating easy commuting to Edinburgh, Dundee, Perth and further afield. Due to its central location and regular bus services, Cupar is also ideally placed for travel to nearby St Andrews, as well as the villages and hamlets of the surrounding area.











Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Sitting Room	15'8 x 14'4	4.78m x 4.37m
Dining Room	12'11 x 9'11	3.94m x 3.02m
Dining Kitchen	16'3 x 10'10	4.95m x 3.30m
Utility Room	7'8 x 6'10	2.34m x 2.08m
Master Bedroom	12'1 x 12'0	3.68m x 3.66m
En Suite Shower Room	7'6 x 4'11	2.29m x 1.50m
Bedroom 2	10'0 x 9'0	3.05m x 2.74m
Bedroom 3	10'0 x 8'8	3.05m x 2.64m
Bedroom 4	7'7 x 7'6	2.31m x 2.29m
Bathroom	8'0 x 6'8	2.44m x 2.03m
Cloakroom	4'10 x 4'0	1.47m x 1.22m