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## 94 Hogarth Drive

, Cupar, KY15 5YU

Offers Over £288,000



Nestled in a peaceful and highly sought-after neighbourhood, this beautiful detached bungalow on Hogarth Drive offers the perfect blend of modern comfort and tranquil living. With its fabulous rear gardens and open outlook to fields, this home provides a serene escape while being just a stone's throw from the heart of Cupar. The spacious and thoughtfully designed accommodation offers well-proportioned accommodation, comprising a welcoming lounge, a well-equipped dining kitchen and practical utility room. The property features three comfortable bedrooms, including a master with an en-suite shower room and a separate family bathroom. Benefitting from gas central heating and double glazing throughout, the home also boasts a private mono bloc driveway, a single garage and fantastic, beautifully maintained gardens to the rear.

Located in the heart of Fife, Cupar offers the best of both worlds: a charming market town atmosphere with excellent links to the wider region. As the former county town of Fife, Cupar boasts a rich history reflected in its architecture and local museums. Its central location makes it the perfect base for exploring the diverse attractions of the "Kingdom of Fife." The bustling town centre provides a fantastic range of local shops, supermarkets, cafes, and restaurants. The area is served by well-regarded schools, including Bell Baxter High School, making it a great choice for families. With the Cupar railway station just a short walk away, you have easy access to Dundee, Edinburgh, and other key locations. The town also benefits from regular bus services, plus a community bus service which regularly runs into Cupar itself making getting around very convenient with easy access to main road links. From the local golf course and sports facilities to the beautiful countryside walks, there are plenty of opportunities to stay active and enjoy the outdoors.

Viewing by appointment only!





Entry

Entry to the property is via attractive timber door with double glazed inset and side panel, leading to the entrance vestibule.

Entrance Vestibule

The entrance vestibule provides access to the lounge, all bedrooms and bathroom. Cupboard with hanging hooks and meters. Further cupboard housing the "Atag" combi boiler. Loft hatch.

Lounge 13'3" x 16'9" (4.04m x 5.12m)

Step into the bright and inviting lounge with attractive fire and surround, a perfect space for relaxing or entertaining guests. Large front facing windows fill the room with natural light, creating a warm and welcoming atmosphere. This well-proportioned room offers ample space for comfortable furnishings, making it the ideal spot to unwind after a busy day. Door into dining kitchen.

Dining Room/Third Bedroom 10'10" x 9'0" (3.31m x 2.75m)

Currently used as a dining room, this versatile space could easily be used as a bedroom, study, or a home gym. Pleasant outlook with window overlooking the rear garden.

Dining Kitchen 9'3" x 11'1" (2.83m x 3.39m)

Often the heart of the home, the dining kitchen offers a culinary haven and a social hub. It features a range of base and wall units with integrated appliances including hob, oven, extractor with the freestanding dishwasher and fridge also included in the sale. Space for dining table. A great family space with a handy storage cupboard, window to the rear and door to the utility room.

Utility Room 7'1" x 7'1" (2.17m x 2.18m)

Conveniently located just off the kitchen, the separate utility room provides a practical space for laundry and additional storage. It keeps the main living areas tidy and clutter-free, adding to the home's functional design. Door into the integral garage and another leading out to the rear garden.

Master Bedroom 10'9" x 9'4" (3.29m x 2.86m)

Discover a serene and private retreat in the master bedroom, a beautifully appointed space designed for relaxation. This generous room offers ample space for your furnishings, with a window overlooking the peaceful rear garden. Mirror wardrobes offering hanging and storage options. Door to en suite.

En Suite

The en suite comprises of double "Advanced Showers" shower cubicle pod, wash hand basin and toilet. Tiling to dado height, mirror and light. Window to the side.

Bedroom 8'6" x 12'1" (2.61m x 3.70m)

A versatile and inviting double bedroom. This bright room is well-proportioned, offering flexibility to suit your needs with mirror wardrobes offering storage options and window overlooking the front of the property.

Family Bathroom

The main front facing bathroom is conveniently finished with a four-piece suite, including bath, "Advanced Showers" shower cubicle pod, toilet and wash hand basin. Tiling to walls and mirror. A great space for your bathing and relaxing needs!

Gas Central Heating

The property features gas central heating via the "Atag" combi boiler.

Double Glazing

Double glazing to windows and door panels.

Driveway & Garage

The property benefits from a convenient mono bloc driveway parking for several cars leading to the single, integral garage with window to the side, electric door, power and light. The garage space offers additional parking, secure storage or due to the layout, could perhaps provide options to convert, subject to the relevant planning permissions of course!

Gardens

One of the home's most outstanding features is its fabulous rear garden. Meticulously maintained and beautifully landscaped, the garden provides a perfect setting for outdoor activities and al-fresco dining. Enjoy the unparalleled open outlook to fields, creating a sense of rural tranquility. Please note that the summerhouse and composite shed will also be included in the sale. Outside water tap. The attractive front garden is easily maintained with chipped sections, hedges, mono bloc to the garage and access to rear garden.

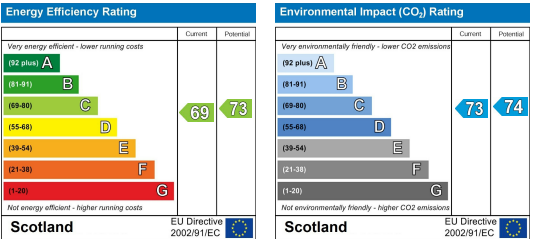
Room Sizes

Please note that room sizes are taken at widest & longest points.

Area Map



Energy Efficiency Graph



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