

**J & G
WILSON**

42, Hogarth Drive, Cupar, KY15 5YH.

A spacious 4 bedroom detached bungalow with fields to the rear. Offers over £390,000.





Particulars of Sale

42, Hogarth Drive, Cupar, Fife, KY15 5YH.

St Andrews 11 miles, Dundee 15 miles, Perth 23 miles & Edinburgh 44 miles,

A LOVELY 4 BEDROOM DETACHED BUNGALOW WITH COUNTRY FIELDS TO THE REAR AND ONLY A SHORT WALK TO SCHOOLS & THE RAILWAY STATION.

OFFERS OVER £390,000.

PARTICULARS OF SALE

SITUATION

Cupar's excellent amenities are only a short walk away including primary schooling, secondary schooling, Cupar Retail Park, supermarkets, health care facilities, sports clubs and town centre amenities including bank, post office and specialist shops. The railway station for Cupar is within walking distance and offers regular services to Dundee, Aberdeen and Edinburgh.

The surrounding countryside is perfect for walks, wildlife watching and sporting activities.

St Andrews is easily accessible by car and bus offering outstanding golf courses, lovely beaches and buildings of national importance.

Dundee, Perth and Edinburgh can be reached by road and rail. They offer extensive amenities for business, shopping, leisure and entertainment.



GENERAL DESCRIPTION

A spacious and attractive detached bungalow set within level gardens and enjoying a backdrop to open countryside.

The property offers an entrance vestibule, a reception hall, a spacious lounge with a log burner and patio doors to the rear, a sitting room / snug, a dining room open plan to the fitted kitchen, a utility room, 4 bedrooms all with fitted wardrobes, 2 shower rooms (1 en-suite) and a WC. There is a gas central heating system, double glazing and a good range of in-built storage space. The bungalow has an integral double garage which can be accessed from the utility room and the garage has an electric door. Overall the property measures 1,463 square feet (136 sq m).

Outside the front gardens feature a small lawned area with a mature tree and a large mono block driveway. There are additional gravel areas for parking. The rear gardens are south facing with a central lawned area and a large paved area for sitting outside. The summerhouse and shed will be included in the sale. The rear gardens back onto country fields.

Viewing is recommended for full appreciation.

GENERAL INFORMATION

VIEWING By appointment through the selling agents please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

ENERGY RATING The property is rated as C (73).

COUNCIL TAX The property is band G.

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 / 07979 105615 or email d.fergusson@jgwilson.co.uk

Particulars prepared September 2026.





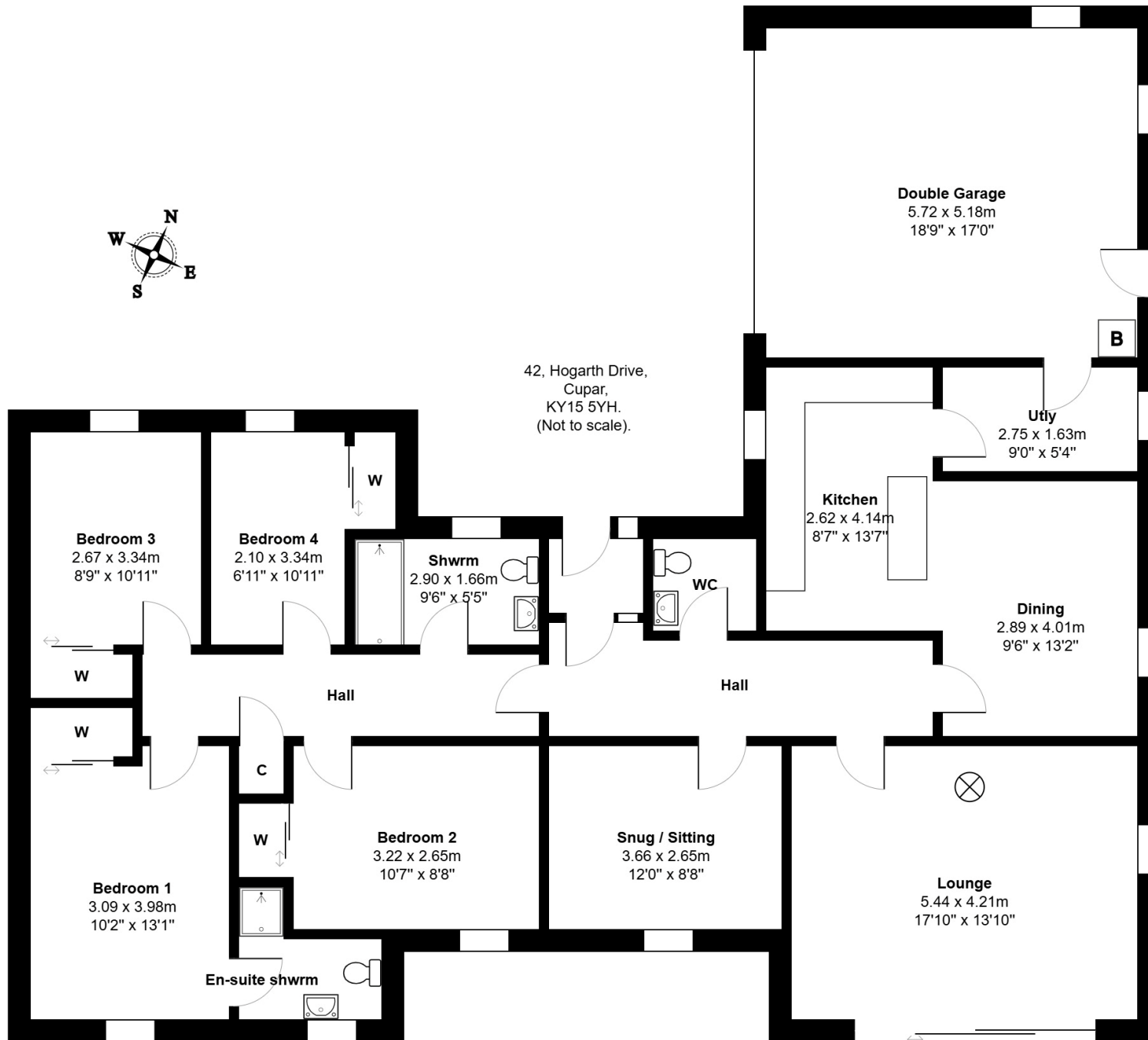


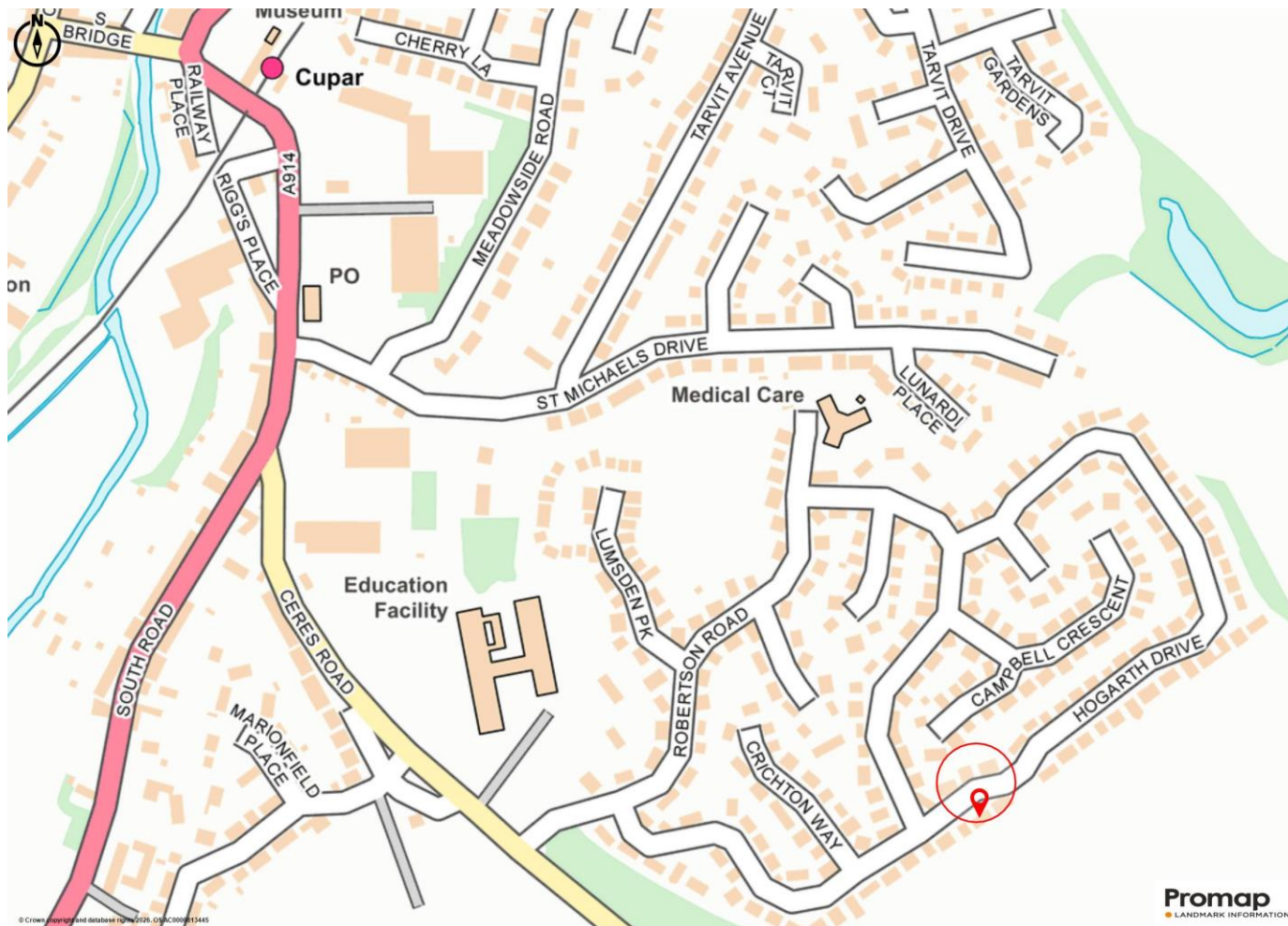






42, Hogarth Drive,
Cupar,
KY15 5YH.
(Not to scale).





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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