Simple Approach
Estate Agents







Whinpark Mount Pleasant, Cupar
KY14 6DG

Offers over £287,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

Whinpark Mount Pleasant, Cupar, KY14 6DG

Located in the highly sought-after location of Mount Pleasant, Newburgh, Cupar, this charming bungalow offers a delightful blend of modern living and picturesque surroundings. With three well-appointed bedrooms and a contemporary bathroom, this property is perfect for families or those seeking a peaceful retreat.

As you step inside, you will be greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The modern design flows seamlessly throughout the home, ensuring that it is ready for you to move in without delay. The double-glazed windows not only enhance energy efficiency but also provide stunning views of the surrounding landscape, allowing you to enjoy the beauty of nature from the comfort of your home.

The property boasts a private rear garden, ideal for outdoor entertaining or simply relaxing in the sun. Additionally, private parking ensures convenience for you and your guests.

Further enhancing the property is a spacious double garage, along with newly fitted windows and patio doors installed in August. Outside, the fresh decking provides a wonderful space to unwind, whether enjoying a morning coffee or relaxing with an evening drink, all while taking in the picturesque views and peaceful surroundings.

This bungalow is not just a home; it is a lifestyle choice in a tranquil setting, making it an excellent opportunity for those looking to settle in a desirable area. With its modern features and beautiful views, this property is sure to impress. Don't miss your chance to make this lovely bungalow your new home.

Kitchen
22'0" x 11'10" (6.71 x 3.61)

Conservatory
10'7" x 14'11" (3.25 x 4.55)

Living Room
15'5" x 13'4" (4.70 x 4.08)

Bedroom One
10'7" x 13'9" (3.25 x 4.21)

Dressing Room
6'7" x 9'2" (2.01 x 2.80)

Shower Room
3'8" x 8'2" (1.14 x 2.51)

Bedroom Two/Study
9'6" x 12'0" (2.90x 3.66)

Bedroom Three
11'1"x 10'6" (3.38x 3.21)

family Bathroom
7'5"x 5'2" (2.28x 1.58)









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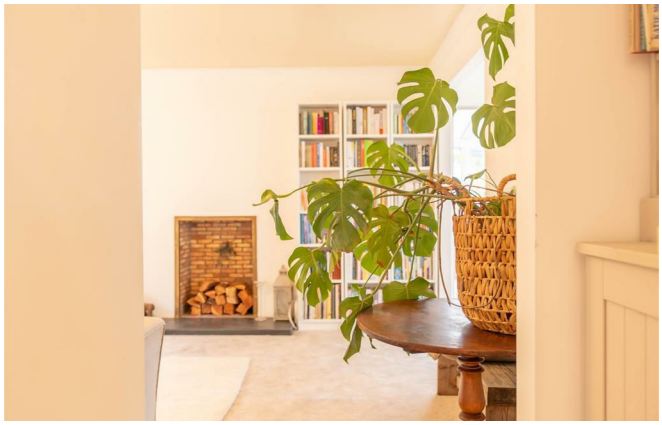


- Charming Three Bedroom Bungalow, Study Can Be Used As A Bedroom
- Highly Sought-After Mount Pleasant Location
- Stunning views of the river Tay down stream to Dundee, upstream to Perth
- Modern & Well-Presented Throughout
- Fresh carpets fitted 2 weeks ago, Newly installed windows and patio door
- Bright & Spacious Lounge
- Private Rear Garden
- Private Off-Street Parking
- Move-In Condition Throughout
- new oven, new boiler, new hob, new washing machine installed in 2026!

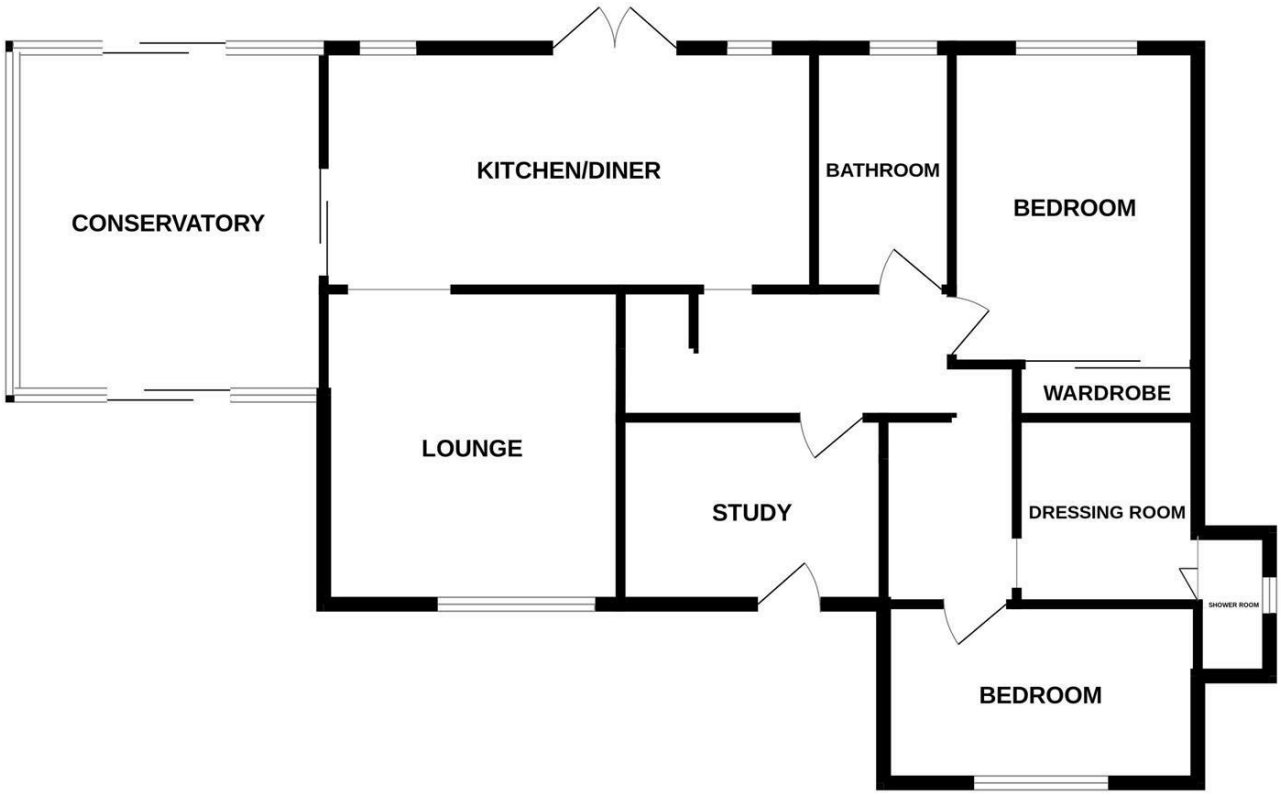






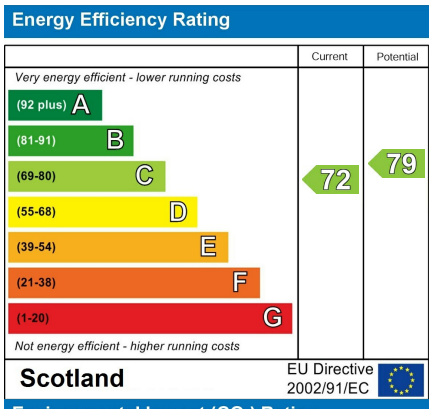


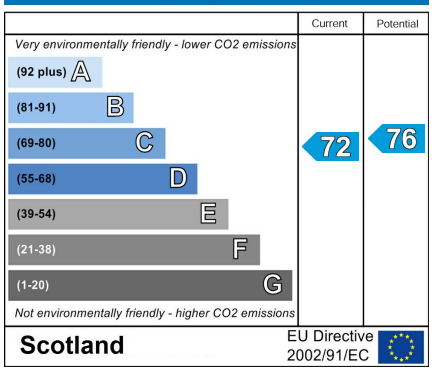
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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