



56 EDENBANK ROAD
CUPAR, KY15 4UA

£285,000
FREEHOLD

Situated on Edenbank Road in Cupar, this extended detached bungalow modernised to a high standard offers a delightful living opportunity. Boasting two/ three reception rooms, two/ three double bedrooms all with large fitted wardrobes. The property's design, with its bespoke fitted kitchen and spacious lounge/diner, caters to a modern lifestyle, offering both functionality and style. The flexible layout allows for various living arrangements, making it ideal for families or those who enjoy entertaining guests. One of the standout features of this bungalow is the large private south-facing garden, perfect for those who appreciate outdoor space and love to bask in the sunlight. The garden has direct access on to the River Eden amenity area. Furthermore, the ample parking space for vehicles is a rare find and adds convenience for homeowners with multiple cars or visitors. Further benefitting from DG- GCH - EPC C - HOME REPORT £285,000. If you are looking for a property that combines comfort, style, and outdoor living, this detached bungalow on Edenbank Road is a must-see. Don't miss the chance to make this charming property your new home in Cupar.



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56 EDENBANK ROAD

- STUNNING FLEXIBLE EXTENDED DETACHED BUNGALOW
- LARGE PRIVATE SOUTH FAICNG GARDEN
- TWO DOUBLE BEDROOMS - THREE PUBLIC ROOMS
- BESPOKE FITTED KITCHEN & NEFF APPLIANCES
- GENEROUS LOUNGE/ DINING ROOM
- MODERN SHOWER/WET ROOM.WC
- 5 CAR DRIVE - SINGLE GARAGE
- OAK INTERNAL DOORS
- DG- GCH - EPC - HOME REPORT £285,000
- EASY WALKING DISTANCE TO CUPAR TOWN CENTRE



FULL DESCRIPTION

Situated on Edenbank Road in Cupar, this extended detached bungalow modernised to a high standard offers a delightful living opportunity. Boasting two/ three reception rooms, two/ three double bedrooms all with large fitted wardrobes. The property's design, with its bespoke fitted kitchen and spacious lounge/diner, caters to a modern lifestyle, offering both functionality and style. The flexible layout allows for various living arrangements, making it ideal for families or those who enjoy entertaining guests. One of the standout features of this bungalow is the large private south-facing garden, perfect for those who appreciate outdoor space and love to bask in the sunlight. The garden has direct access on to the River Eden amenity area. Furthermore, the ample parking space for vehicles is a rare find and adds convenience for homeowners with multiple cars or visitors. Further benefitting from DG- GCH - EPC C - HOME REPORT £285,000. If you are looking for a property that combines comfort, style, and outdoor living, this detached bungalow on Edenbank Road is a must-see. Don't miss the chance to make this charming property your new home in Cupar.

LOCATION

The former county town of Cupar is well placed for the commuter via road & rail. Outstanding natural beauty with a range of outdoor activities/ walks & a short drive to St Andrews. A wealth of local shops,

specialist stores, pubs, restaurants & supermarkets are on offer.

VESTIBULE

Entrance via a feature arched canopy to vestibule housing cloak cupboard & Worcester Boiler. Oak internal doors. Coved edging.

LOUNGE/DINER

Generously proportioned to accommodate a wide range of free standing furniture. Feature DG Bow window to front affords an abundance of natural light. DG window to side. Coved edging. Oak glazed internal doors. Carpet.

INNER HALLWAY

Freshly presented. Oak internal doors. Hatch with ladder to loft. Water tank housed in store cupboard. Coved edging. Carpet.

MODERN BREAKFASTING KITCHEN

Beautifully finished with range of bespoke wall & base cabinets, wipe clean worktop surface & breakfast bar. Sink & mixer tap. Recessed under unit lighting. NEFF appliances to include Gas hob, oven with separate warming drawer. Fridge with ice box. Dishwasher. Washing Machine. Extractor fan. DG window to rear and DG back door. Downlighting.

BEDROOM / LIVING ROOM

Flexible bedroom currently utilised as second lounge leading to Sun Lounge & garden. Features 2 double fitted wardrobes with shelving & hanging rail. Carpet.

SUN LOUNGE

Stunning addition to the home with south facing garden aspect. 7 DG windows. DG french doors to patio/ terrace. Radiator. Carpet. Downlighting.

BEDROOM 1

Spacious double bedroom with triple fitted wardrobes. DG window to rear with private south facing aspect onto garden. Coved edging. Carpet.

BEDROOM 2

Good size double bedroom with double wardrobes. DG window to side. Coved edging. Carpet.

MODERN SHOWER/WET ROOM.WC

Very modern & functional with large shower area (Mira electric shower) clear screen to one side & fitted seat. Wash hand vanity unit with vanity mirror (recessed light). WC. Wet wall splashback. Frost DG window. Chrome towel radiator. Downlighting.

FRONT GARDEN

Low maintenance front garden mainly stone chipped bordered by plants & shrubs. Feature decked timber walkway to side with ballustrade. Security lighting. Water tap.

5 CAR DRIVEWAY

Large well maintained drive providing off street parking for several vehicles. Paved front narrows to single drive leading to Detached Garage.

SINGLE GARAGE

Detached garage provides additional off street

parking or workshop. Up & over door. Power & light. Security light.

REAR GARDEN

Private enclosed garden with South facing aspect. Features a large paved terrace, lawn, bordered by mature plants, shrubs. Ideal side garden to be utilised as a vegetable plot. Security light. Gate at rear provides access to amenity area & walks along the River Eden, a flat easy walk to Cupar Town centre.

AGENTS NOTE

All roller and vertical blinds to be included as well as conservatory blinds. That is, not Roman blinds or curtains. They may be available by negotiation.

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ADDITIONAL INFORMATION

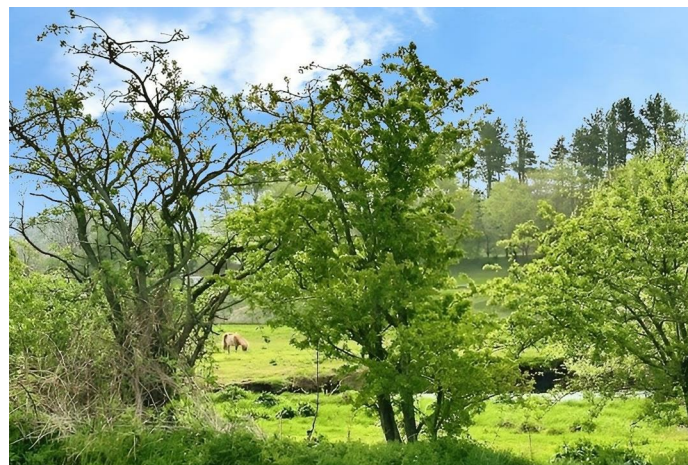
Local Authority – Fife Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1162.00 sq ft

Tenure – Freehold





Ground Floor

Illustration for identification purposes only,
not to scale. floorplansUsketch.com © (ID1076785)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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