



1 Millbank, Cupar, KY15 5DW

Offers Over £250,000



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Number one is semi-detached bungalow situated within a corner plot offering potential to extend subject to consents.

The property is entered via the front into the entrance vestibule where a glazed door leads into the hallway. The lounge offers a three paned window to the front and display shelving. From the lounge a door leads into kitchen which is fitted with light base and wall units, dark grey work surfaces, stainless steel sink and drainer, eye level built in oven and microwave, five ring gas hob with extractor canopy above. Integral dishwasher and fridge. Window over looks and door leads into the sun porch which is single glazed with Perspex roof, two doors on either side leading to the rear garden. Built in work surface with fridge and freezer below. Sitting room / Bedroom two offers a bay window to the front, electric fire with timber surround and storage press. Bedroom one offers a double window to the rear and fitted wardrobe facilities along one wall. Bedroom three offers window to the rear. The shower room which is in need of upgrading is fitted with a corner shower cubicle, mixer shower, W.C., and wash hand basin.

Opaque window to the side. Within the hallway a storage cupboard houses the central heating boiler. Access to the large floored attic is gained via a Ramsay ladder, this area offers a great deal of potential to extend subject to necessary consents.

The property offers gas central heating, double glazing and solar panels.

To the front the garden is laid out for ease of maintenance with chips. A monoblocked parking area offers space for several vehicles and leads to the timber garage. The garden to the rear is laid to lawn with summerhouse.





- Semi-detached bungalow within corner plot
- Entrance vestibule leading to hallway
- Lounge
- Sitting room / Bedroom
- Fitted kitchen leading to sun porch
- Two bedrooms & Shower room
- Garden to rear with summerhouse
- Floored attic offering potential to extend subject to consents
- Gas central heating, Double glazing & Solar panels
- Monoblocked parking to front & Timber garage

INCLUDED

All fitted carpets, integral appliances, fridge and freezer within the sun porch and summerhouse.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: C

FLOOR AREA: 904.00 SQ FT





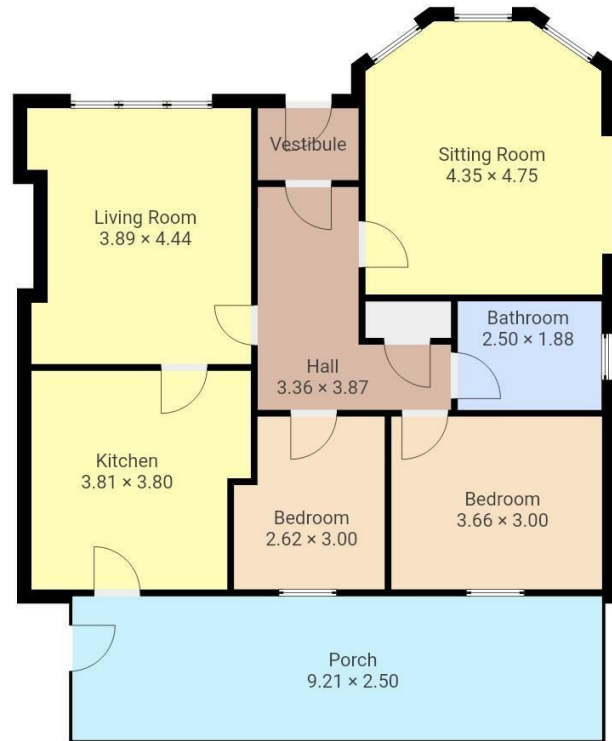


Room Sizes

Approximate measurements

Sitting room	14'3" x 15'7"
Living room	12'9" x 14'6"
Hall	11'0" x 12'8"
Kitchen	12'5" x 12'5"
Bedroom	12'0" x 9'10"
Bedroom	8'7" x 9'10"
Bathroom	8'2" x 6'2"
Porch	30'2" x 8'2"





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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.