



2 Castle Street, Cupar, KY15 4AU  
Offers Over £190,000



# 2 Castle Street Cupar KY15 4AU

**OFFERS OVER  
£190,000**

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Number two is a spacious End Terraced Villa situated within an established area of the town with parking close to hand. The property is entered via a timber door into entrance porch where a further glazed door leads into the hallway. The lounge offers windows to the front and side making this a bright spacious room. The kitchen is fitted with base units, coordinating green work surface, stainless steel sink and drainer, space for washing machine, dishwasher and fridge. Window to the rear. Solid fuel Aga. Rear hallway with door leading into Bedroom one with window to the front and entrance into lounge. Access to pantry store, with loft, within rear hallway and door leading to the rear. The dining room offer a window to the rear and feature wood burning stove. W.C and small wash hand basin. Opaque window. A staircase leads to the upper level. Bedroom two offers windows to the front and side. Fireplace and storage press. Bedroom three offers windows to the rear. Bedroom four offers windows to the rear. Fireplace and storage press. The bathroom is fitted with a W.C., wash hand basin and cast iron bath, opaque window to the side. Access to attic.

Upper level cupboard.  
A door from the rear hallway leads to the external court yard area, steps lead up to two storage outhouses and a further pathway leads to a shared drying area. A shared pend leads on to Castle Street.  
The property offers original sash and case window, heating via a solid fuel Aga within the kitchen and a 4Kw wood burning stove.





- Spacious End Terraced Villa
- Lounge
- Dining room with log burning stove
- Kitchen with Solid fuel Aga
- Four bedrooms
- W.C. on ground level
- Bathroom
- Courtyard area & Shared drying green
- Two out sheds
- Sash and case windows

### **INCLUDED**

Mains water, drainage, and electricity

### **SERVICES**

All fitted carpets, and fitted floor coverings.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: G**

**FLOOR AREA: 1388.00 SQ FT**







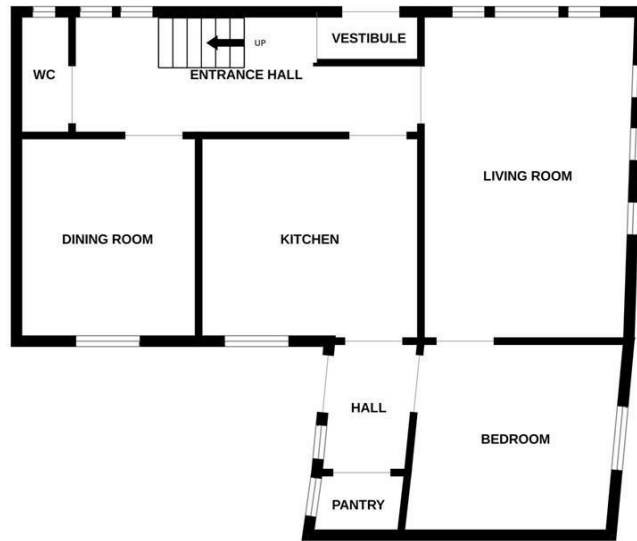
## Room Sizes

*Approximate measurements*

Lounge	17'5" x 12'11"
Bedroom 1	10'7" x 9'5"
Kitchen	12'4" x 10'6"
Dining room	9'4" x 10'8"
W.C.	6'4" x 2'10"
Bedroom 2	17'4" x 13'1"
Bedroom 3	12'3" x 10'6"
Bedroom 4	10'8" x 14'5"
Bathroom	6'4" x 5'11"



GROUND FLOOR



1ST FLOOR



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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24 hour answering service at all our offices

**CUPAR**

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

**ST ANDREWS**

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

**ST ANDREWS**

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

**GLENROTHES**

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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

Contact our Property Department at any of our offices.