



Cairn Cottage Carslogie Road, Cupar, KY15 4HY  
Offers Over £230,000



# Cairn Cottage Carslogie Road Cupar KY15 4HY

**OFFERS OVER**  
**£230,000**

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Cairn Cottage is a delightful extended cottage which is positioned within an excellent sized area of garden.

The property is entered via a double-glazed door which opens into the hallway. Deep L-shaped cupboard with light.

The bright lounge offers a window to the side and also to the front. Marble fireplace with electric fire.

The dining room also has windows to the front and side.

The kitchen is fitted with base and wall units with complementing work surfaces sink with drainer. Integral dish wash and refrigerator.

Double oven and hob. Ceramic wall tiling. Ample space to dine. Window to the side. Door leading through to the rear porch which is glazed on three sides and a further door leads through to the rear porch. Deep cupboard housing the tumble dryer. Door to the rear.

The bathroom is fitted with a w.c., wash hand basin and bath with over bath shower. Full ceramic wall tiling. Opaque window.

A staircase leads to the upper level where there are two good sized bedrooms.

The first bedroom offers a window to the front and built in wardrobes along one wall. Deep cupboards. Excellent recess storage.

The second bedroom also has a window to the front. Deep cupboard.

There is a gas fired central heating system within the property and all windows are double glazed. To the side there is a hard standing area offering excellent off-street parking for numerous vehicles.

The garage is accessed by an up and over door with courtesy door to the side.

The garden to the rear is hard standing and laid out for ease. Box hedging feature area with seating area. Flower beds to the front and side.





- Impressive detached extended cottage
- Hallway
- Lounge
- Dining Room
- Fitted kitchen
- Porch
- Bathroom
- Two good sized bedrooms
- Gas central heating & Double glazing
- Easy to maintain garden grounds, detached garage & parking

### **INCLUDED**

All carpets, fitted floor coverings, fireplace, built in kitchen appliance where mentioned i.e. double oven, hob, integral dish washer, refrigerator as well as the tumble dryer and washing machine will be included in the sale.

### **SERVICES**

Mains water, drainage, gas and electricity

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: E**

**FLOOR AREA: 1140.00 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge	11'10" x 16'0"
Dining room	9'10" x 15'11"
Kitchen	14'0" x 8'7"
Sun lounge	10'4" x 7'1"
Bathroom	9'4" x 7'6"
Bedroom	12'0" x 12'11"
Bedroom	13'0" x 12'11"



# Cairn Cottage, Carslogie Road, Cupar

Approximate Gross Internal Area = 106 sq m / 1141 sq ft

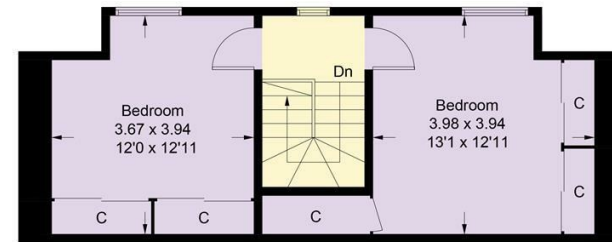


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058439)



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without any obligation.

Contact our Property Department  
at any of our offices.