



28 Stratheden Park, Cupar, KY15 5RP

Offers Over £230,000



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Number twenty-eight is a semi-detached cottage within the hamlet of Stratheden offering an open aspect to the front towards Tarvit Hill and bordering open farmlands to the rear. The accommodation is entered via the front into the vestibule where a further timber door opens into the hallway. The lounge offers a large picture window to the front and staircase to the upper level. A door leads into the kitchen which is fitted with white base and wall units, stainless steel sink and grey worksurfaces. Slot in electric cooker, space for dishwasher, washing machine and fridge. A window overlooks the rear garden. The dining room / Bedroom 1 offers a window to the front and storage drawers. Bedroom 2 offers a window to the rear. The shower room offers a W.C., wash hand basin set with storage unit, shower cubicle with mixer shower. From the lounge a staircase leads to the upper level where there are two bedrooms both of which offer Velux windows. There is gas central heating, double glazing and solar panels. To the front the garden is laid to lawn with chipped driveway accessed via wrought iron

gates. The rear garden offers chipped and lawned sections, raised flower borders. Insulated Summerhouse offering power and light which is currently being utilised as a home office. Poly tunnel, steel and timber storage sheds.





- Semi detached cottage with open aspect to the front
- Vestibule & Hallway
- Lounge
- Kitchen
- Four bedrooms
- Shower room
- G.C.H., D.G. & PV Solar panels
- Driveway with electric car charging point
- Garden to the front
- Garden to the rear bordering open farmlands

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: C

FLOOR AREA: 839.00 SQ FT







Room Sizes

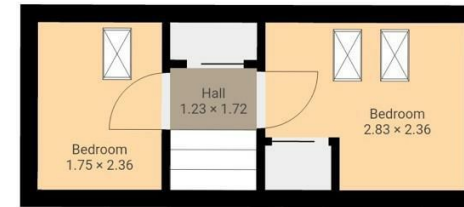
Approximate measurements

Lounge	12'11" x 15'11"
Kitchen	13'0" x 7'9"
Shower room	5'1" x 7'10"
Bedroom	14'9" x 11'10"
Bedroom	5'7" x 13'8"
Bedroom	12'7" x 11'7"
Bedroom	11'6" x 11'3"





Ground Floor



Attic Floor

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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.