



13 Thomastoun Drive, Cupar, KY15 4UB

Offers Over £195,000



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OFFERS OVER
£195,000

Number thirteen is a semi-detached bungalow which is situated at the end of a quiet cul de sac location within a popular established area of the town.

Cupar offers a comprehensive range of amenities including shops, supermarkets, bars, restaurants, primary and secondary schooling. The main railway station is within walking distance and an excellent bus service is also offered to many towns and cities.

The accommodation is entered to the front into the entrance vestibule which offers mirrored double sliding storage facilities and a door leads into the L shaped lounge / dining room where a small window over looks the garden to the front with two further windows also to the front. Electric fire and surround. The kitchen offers wood base and wall units with granite work surfaces, stainless steel sink and drainer, slot in gas cooker, washing machine, fridge and freezer which will all be included in the sale. Window over looks and door leads to the side. Bedroom one offers mirrored, double sliding wardrobe facilities and a window to the rear. Bedroom two offers a window to the rear and sliding wardrobe

facilities. The shower room is fitted with a W.C., wash hand basin and shower cubicle with electric shower. Opaque window. Cupboard within the hallway housing the hot water tank and offering storage facilities.

There is a gas central heating system throughout and all windows are double glazed.

To the front and side the garden is laid for ease of maintenance. The rear garden offers a paved patio area and is also laid out for ease of maintenance.

A driveway to the side leads to the detached garage which is accessed via an up and over door to the front and courtesy door to the side and offers power and light.





- Semi detached bungalow
- Cul de sac location
- Lounge / Dining room
- Kitchen
- 2 Bedrooms
- Shower room
- Double glazing
- Detached garage
- Driveway
- Easy to maintain gardens to the front and rear

INCLUDED

All fitted carpets, fitted floor coverings, washing machine, fridge, freezer and slot in gas cooker.

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: 753.00 SQ FT





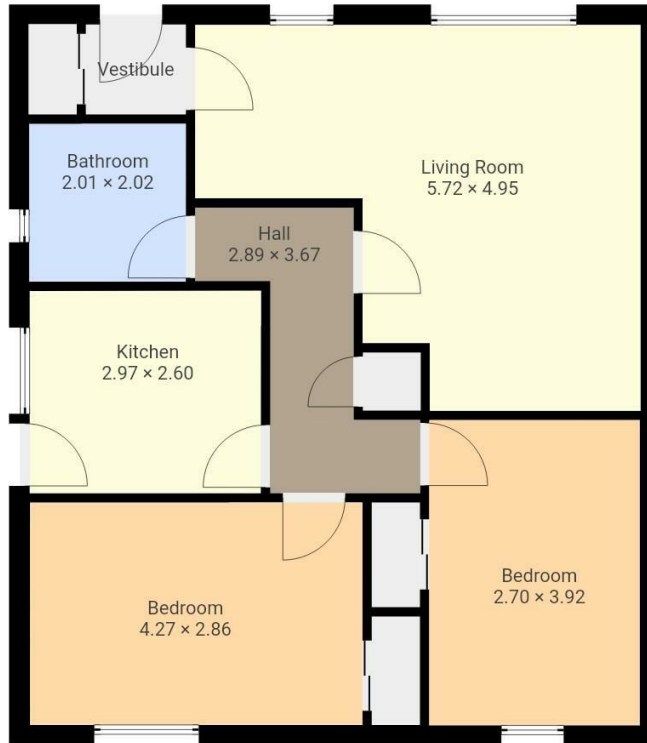


Room Sizes

Approximate measurements

Lounge / Dining room	18'9" x 16'2"
Kitchen	9'11" x 8'10"
Bedroom 1	9'7" x 12'11"
Bedroom 2	9'6" x 13'4"
Shower room	6'5" x 6'6"





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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.