



Burnbank Balgarvie Road, Cupar, KY15 4AJ
Offers Over £185,000



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OFFERS OVER
£185,000

Burnbank is a spacious Semi detached villa which is in need of modernisation and situated within an established area of the town

The property is entered from the front into the hallway. Bedroom one offers a window to the front. The lounge offers a window to the front, electric fire with timber surround. A door leads through to the hallway which offers storage facilities. Bedroom two offers a window to the rear. The w.c., is fitted with wash hand basin, W.C. and opaque window to the side. The shower room is fitted with a wash hand basin and shower cubicle with electric shower, opaque window to the side. The kitchen is fitted with wood base and wall units, wood effect worksurfaces and two circular sinks, space for washing machine and fridge freezer. Window to the rear garden. The conservatory is glazed on three sides with Perspex roof, French doors lead into the enclosed rear garden. From the hallway a staircase leads to the upper level where there is storage into the eaves within the upper landing and two bedrooms with windows to the front. The property offers gas central heating and double glazing.

To the front the property is laid out for ease of maintenance, gate and pathway to the side leads into the rear garden which offers a section laid to lawn and flower borders, a stone wall to the rear borders the property from the Duffus Park Playing fields. Timber shed.





- Spacious Semi-detached villa
- In need of modernisation
- Lounge
- 4 Bedrooms
- Fitted kitchen
- Conservatory
- W.C. & Shower room
- Gas central heating & Double glazing
- Enclosed garden to the rear
- Bordering open plan playing fields

INCLUDED

All fitted carpets and fitted floor coverings, curtains, gas cooker and washing machine.

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: 1044.00 SQ FT







Room Sizes

Approximate measurements

Bedroom 1	10'8" x 10'10"
Bedroom 2	10'10" x 6'6"
Lounge	11'9" x 14'10"
Kitchen	11'9" x 11'2"
W.C.	4'3" x 4'2"
Shower room	6'10" x 4'2"
Conservatory	9'4" x 12'6"
Bedroom 3	13'7" x 13'1"
Bedroom 4	12'0" x 14'10"



Burnbank, Balgarvie Road, Cupar



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065955)



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.