



48 Main Street, Dairsie, KY15 4SS

Offers Over £250,000



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Dairsie
KY15 4SS

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Number forty-eight is a spacious mid terraced villa bordering open farmlands to the rear with good sized garden grounds and parking making this an ideal family home.

Situated within the village of Dairsie it makes this an ideal base for commuting with the towns of St Andrews, Dundee and Cupar all within a short drive and mainline railway stations located at Leuchars and Cupar. Cupar offers a wide range of recreational and shopping facilities and also includes secondary schooling.

The property is entered via the front into the entrance vestibule, where a further glazed door leads into the hallway. The hallway offers excellent storage facilities with several cupboards. The lounge offers a picture window to the rear, electric fire set within surround and display shelving. Display cabinet. A door leads into the sun room which offers windows on all three sides and sliding patio doors lead to the rear garden. A door leads into the kitchen which is fitted with white base, wall and display units with co ordinating light work surfaces, stainless steel sink and drainer. Slot in electric cooker. Fridge, freezer and dishwasher. Space for washing machine.

Window overlooks the sunroom and further door leads to the hallway. The dining room offers a window to the front and storage cupboard. Bedroom three offers a window to the front and storage cupboard / built in wardrobe. The shower room is fitted with a double shower cubicle, wash hand basin set within vanity unit and W.C. Opaque window. A staircase leads to the upper level where there are two good sized bedrooms both offer storage cupboard / built in wardrobe facilities and windows to the front. The office / box room offers a Velux window and access into the eaves. The W.C. is fitted with a wash hand basin set with a vanity unit, W.C. and Velux window.

The property offers gas central heating and double glazing.

The garden to the front is laid out for ease of maintenance.

To the rear the garden offers a paved area and area





- Spacious Mid Terraced Family home
- Vestibule & Hallway
- Lounge
- Sun room
- Kitchen
- Dining room
- Three bedrooms
- Office / Box room
- Detached double garage & Parking
- Good sized garden grounds

INCLUDED

All fitted carpets, floor coverings, fridge, freezer, dishwasher and greenhouse.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1517.00 SQ FT



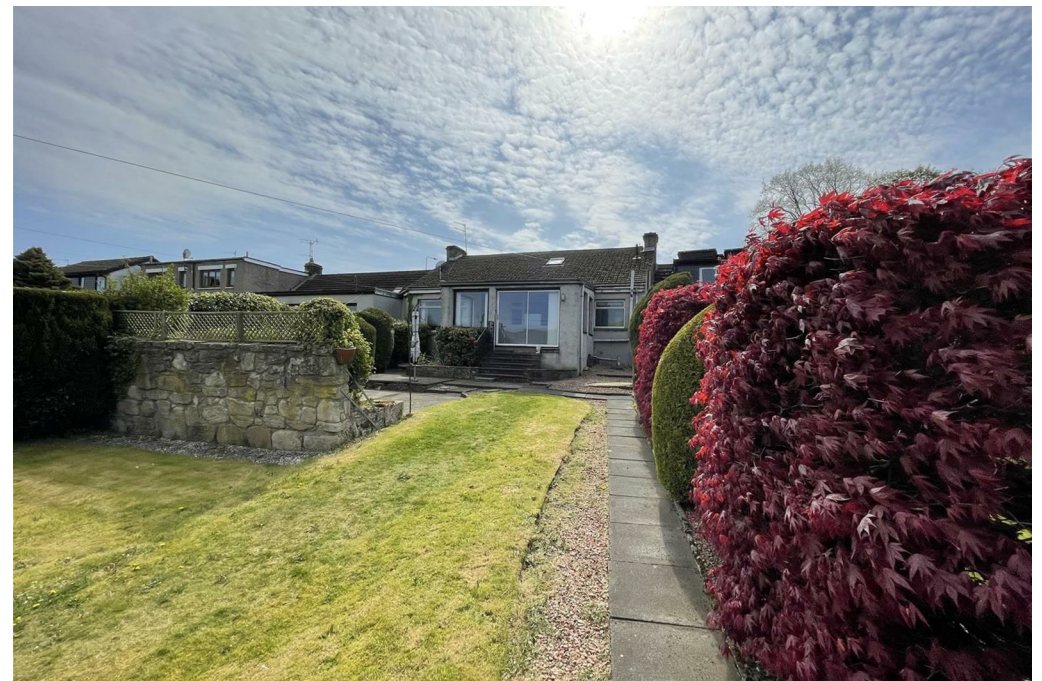


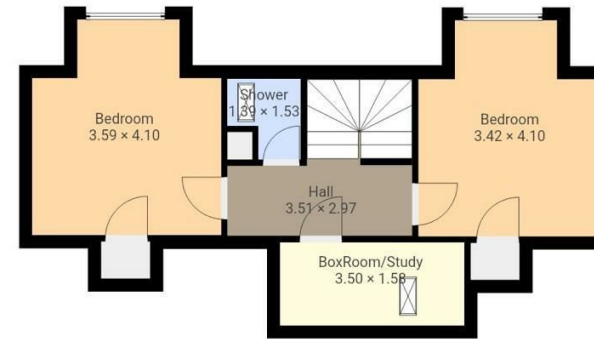


Room Sizes

Approximate measurements

Lounge	16'3" x 16'7"
Kitchen	11'6" x 12'4"
Sun room	12'3" x 15'0"
Dining room	10'0" x 11'2"
Shower room	6'11" x 8'10"
Bedroom 3	11'9" x 11'6"
Bedroom 1	13'4" x 11'3"
Bedroom 2	13'3" x 11'8"
Box room	11'5" x 5'1"
W.C.	5'11" x 4'9"





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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.