



Struan 2 Pittencreiff Steading, By Cupar, KY15 4QB

Offers Over £380,000







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**OFFERS OVER**  
**£380,000**

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Struan is a delightfully presented property within a steading development of four properties offering open, rural views over farmlands and beyond.

The property is entered from the front into the entrance porch where a door leads into the W.C. which offers a wash hand basin, W.C. and opaque window. A glazed door opens into the open planning dining area. Double doors lead into the kitchen which is fitted with light wood base and wall units, wine shelf, co ordinating light work surfaces, stainless steel sink and drainer, electric oven and hob, integral dishwasher and fridge freezer. Fridge and washing machine. Window to the front. The lounge offers bi fold doors opening out to the rear garden, multi fuel stove with surround, further window to the front and double doors open into the dining area. Rear vestibule with door leading to the rear garden. From the open plan dining area a staircase leads to the upper level. The master bedroom offers two double built in wardrobes and window to the front. A door leads into the en suite which is fitted with a W.C., wash hand basin and corner shower cubicle with mixer shower. Bedroom two

offers a window to the rear and built in wardrobe facilities. Bedroom three offers a window to the front and rear. The shower room is fitted with a W.C., wash hand basin and double shower cubicle with steam shower.

To the front of the property there is an area of garden laid to lawn and paved section. The delightful garden to the rear offers a covered decked seating area, feature pond with bridge. A door leads into the double garage where there is ample parking for two cars accessed via two separate up and over doors. From the garage there is access to the office.

A shared driveway leads to the rear of the property where there is parking for several vehicles with a private, secluded area of garden beyond.







- Delightful property set within a Steading development
- Entrance vestibule to front and rear
- Lounge
- Fitted kitchen
- Open plan dining area
- 3 Bedrooms one en suite
- Shower room & W.C.
- Oil central heating
- Delightful garden grounds
- Parking, Garage, office and Utility area

### **INCLUDED**

All fitted carpets, fitted floor coverings, integral appliances, fridge and washing machine

### **SERVICES**

Mains water, septic tank, oil central heating and electricity.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND**

**EPC RATING: D**

**FLOOR AREA: 1560.00 SQ FT**













## Room Sizes

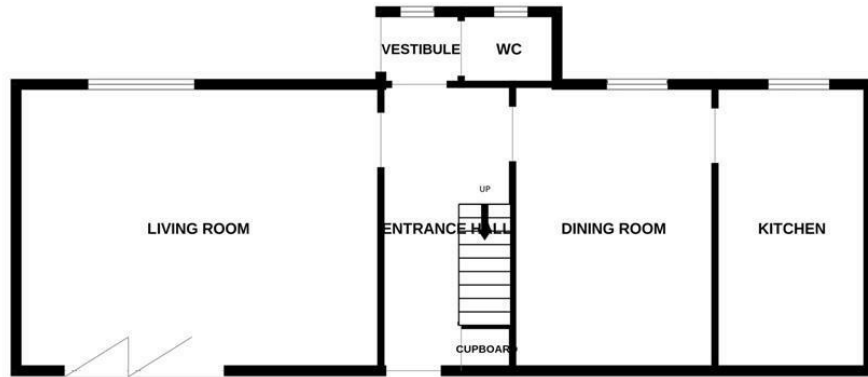
*Approximate measurements*

W.C.	5'5" x 3'10"
Entrance vestibule	4'5" x 3'11"
Lounge	19'9" x 17'4"
Dining room	17'9" x 15'7"
Kitchen	8'2" x 15'6"
Master bedroom	10'8" x 13'8"
En suite	8'0" x 5'11"
Shower room	5'5" x 8'0"
Bedroom 2	12'0" x 10'6"
Bedroom 3	16'3" x 10'4"

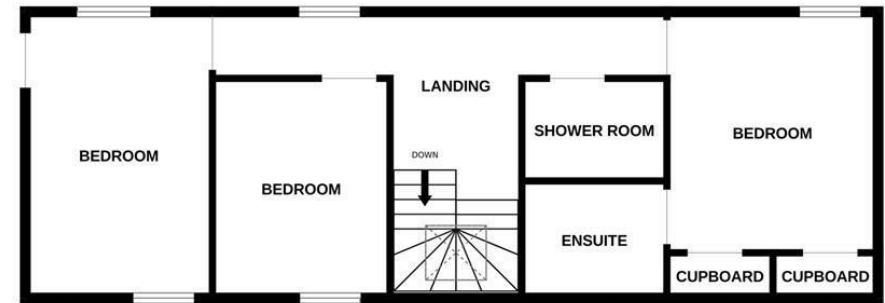




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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without any obligation.

Contact our Property Department  
at any of our offices.