



2 Lordscarnie Cottage, Moonzie, By Cupar, KY15 4NN

Offers Over £190,000



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**OFFERS OVER**  
**£190,000**

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Number two is a spacious semi-detached cottage which is situated within a rural location only a few miles from Cupar town.

The property is entered via a door to the front into the entrance vestibule with window to the side. A door leads into the W.C. which offers a W.C., wash hand basin and opaque window to the rear. Hallway offering storage facilities. The kitchen is fitted with light wood base and wall units, co ordinating work surfaces, stainless steel sink and drainer. Electric oven and hob. Space for washing machine and fridge freezer. Window to the side and door leads to the rear. The lounge offers two windows to the front. The bathroom is fitted with a W.C., wash hand bath and bath with over bath mixer shower. Opaque window to the rear. Bedrooms one and two both offer windows to the front. Bedroom three offers a window to the rear. The open plan large hallway area offers space of occasional furniture.

The property offers electric heating and all windows are double glazed. There is fibre (superfast) internet available from BT.

The garden to the front is laid to lawn with a selection of plants and shrubs. A driveway to the

side offers parking for several vehicles. A gate to the side leads into the enclosed rear garden which is laid to lawn. Timber shed.





- Semi detached cottage
- Rural location
- Vestibule & Hallway
- W.C & Bathroom
- Kitchen
- Lounge
- Three bedrooms
- Electric heating & Double glazing
- Driveway parking to the side
- Gardens to front and rear

### **INCLUDED**

All fitted carpets and floor coverings

### **SERVICES**

Mains water, drainage via a septic tanks, electricity

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND E**

**EPC RATING: D**

**FLOOR AREA: 1108.00 SQ FT**







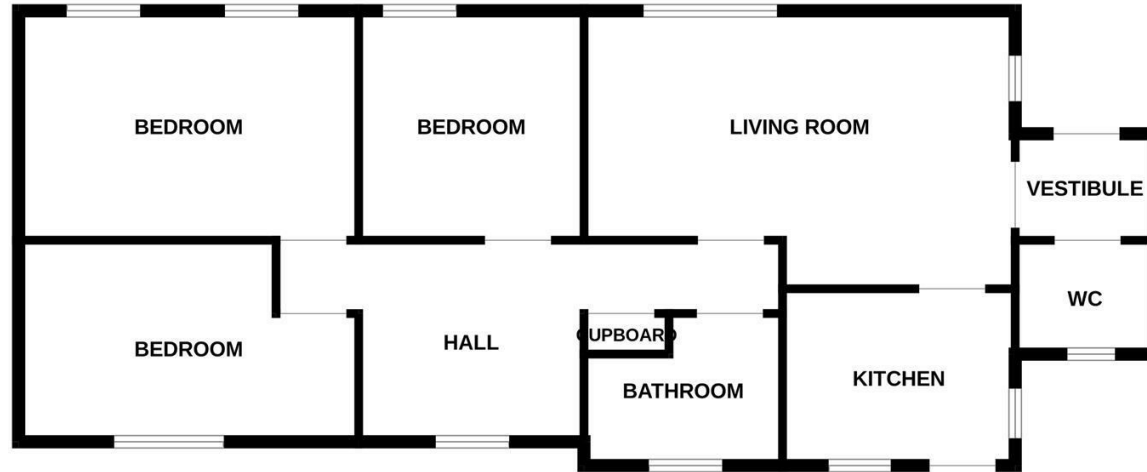
## Room Sizes

*Approximate measurements*

Lounge	19'1" x 16'6"
Kitchen	11'7" x 10'3"
W.C.	4'6" x 6'3"
Bathroom	6'5" x 8'11"
Bedroom 1	9'9" x 10'1"
Bedroom 2	15'1" x 10'0"
Bedroom 3	15'0" x 9'6"



## GROUND 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.