



11 Landale Gardens, Cupar, KY15 4UE

Offers Over £200,000



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**OFFERS OVER
£200,000**

Number eleven is a well-presented Semi-detached bungalow which is situated within a popular cul de sac location offering off street parking. The property is located within walking distance to all local amenities which included shops, bars, restaurants and supermarkets. The mainline railway station and bus service offer connections to major cities which included Edinburgh, Dundee and St Andrews.

The property is entered via a glazed door into the conservatory which is fully glazed an all sides and Perspex roof. A door leads into the hallway. The kitchen is fitted with wood base and wall units with co ordinating work surfaces, dark sink and drainer. Fridge and freezer. Space for washing machine. Window to the front. The lounge offers a window to the front and free-standing electric fire. Both bedrooms offer built in wardrobe facilities and windows to the rear. The shower room is fitted with a double shower cubicle and electric shower, W.C. and wash hand basin. Opaque window.

The property offers gas central heating and double glazing. Storage within the hallway. The garden to the front is laid out for ease of

maintenance with a selection of plants and shrubs. A Monoblocked driveway to the side offers off street parking. The garden to the rear is laid to lawn with a selection of plants and shrubs. Paved area. Stroage shed.





- Semi detached bungalow
- Conservatory
- Lounge
- Fitted kitchen
- Two bedrooms
- Shower room
- Gas central heating
- Double glazing
- Driveway
- Garden grounds to the front and rear

INCLUDED

All fitted carpets, fitted floor coverings, fridge, freezer and electric fire.

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: 742.00 SQ FT







Room Sizes

Approximate measurements

Lounge	11'9" x 15'11"
Kitchen	8'5" x 9'9"
Conservatory	9'11" x 10'6"
Shower room	6'6" x 6'10"
Bedroom 1	8'10" x 11'9"
Bedroom 2	8'5" x 11'5"





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Contact our Property Department at any of our offices.

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