



13 Dura View, Pitscottie, KY15 5UN

Offers Over £475,000



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OFFERS OVER
£475,000

Number thirteen is an impressive detached villa which offers a completely separate annex from the main accommodation and has potential for business or airbnb etc.

The property is accessed via the front into the vestibule and door to hallway which offers storage. Sitting room with two windows to the front. Bedroom with window to the front and mirrored sliding wardrobes. The bathroom is fitted with a W.C. and wash hand basin set within vanity unit, bath and opaque window. The modern kitchen offers 5 ringed induction hob with extractor, double oven, eye level coffee machine and microwave, wine fridge, free standing fridge and freezer. Integral dishwasher. Access to the double garage and door to the rear. The dining area offers windows to the rear and double doors lead into the lounge which offers window to the side and double doors into the fully glazed conservatory.

On the upper-level Bedroom two offers windows to the rear and mirrored wardrobe facilities along one wall. The shower room is fitted with a corner shower cubicle, electric shower, W.C., wash hand basin set within storage unit. Bedroom three /

office offers two Velux windows. Bedroom four offers mirrored wardrobe facilities along one wall and windows to the front. The master bedroom offers windows to the rear, two double storage wardrobes. The en suite is fitted with a corner cubicle and mixer shower, W.C., wash hand basin set within vanity unit.

Access to the annex is gained from a driveway where a door leads into the accommodation, further access can be gained from the garden also. Accommodation offered comprises of lounge with French doors, modern fitted kitchen, bedroom with wardrobe facilities, shower room and excellent storage.

There are two driveways to the front. A double garage with two electric doors and a door to the kitchen. Delightful garden grounds offer several seating areas and laid out for ease of maintenance





- Impressively spacious detached villa with self-contained annex
- Entrance vestibule & Hallway
- 3 Public rooms
- 5 Bedrooms one offering en suite
- Kitchen / dining area
- Bathroom & shower room
- Separate annex with accommodation
- Double garage & Parking
- Oil & Electric heating & Double glazing
- Delightful private garden grounds bordering the river Eden

INCLUDED

All windows are double glazed, there is oil fired central heating within the main accommodation and electric storage heaters within the annex. There is excellent storage facilities throughout and under the property. Alarm system. All integral appliances, fridge and freezer.

SERVICES

Mains water, drainage, electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND G

EPC RATING: D

FLOOR AREA: 2314.00 SQ FT







Room Sizes

Approximate measurements

Sitting room	14'5" x 10'8"
Bedroom	8'10" x 14'0"
Bathroom	8'9" x 6'6"
Lounge	19'9" x 13'6"
Conservatory	10'7" x 24'2"
Kitchen / Dining area	10'2" x 31'6"
Bedroom	16'6" x 10'10"
Shower room	5'6" x 7'6"
Bedroom	10'9" x 7'6"
Master bedroom	21'6" x 16'3"
En suite	7'6" x 5'10"

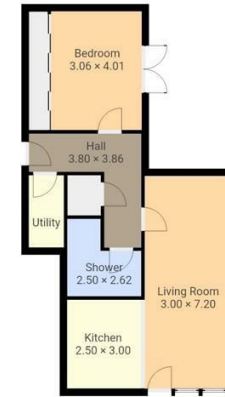




Ground Floor



First Floor



Annex

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without any obligation.

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at any of our offices.

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