



7 Ashlar Park, Cupar, KY15 5AQ

Offers Over £200,000



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**OFFERS OVER
£200,000**

Number seven is a spacious semi-detached villa which is situated at the end of a quiet cul de sac with large enclosed private garden to the rear. The property is entered via a door to the side into the entrance vestibule where a door with glazed panes opens into the hallway.

The open plan dining kitchen offers space to dine to the rear with large picture window. The kitchen is fitted with wood base and wall units with co ordinating dark grey work surfaces and stainless-steel sink and drainer. Eye level built in electric oven, electric hob with extractor hood above, washing machine and integral fridge and freezer which will be included in the sale. Window to the front.

The lounge offers a feature wood burning stove with timber surround. Double doors with glazed panes lead into the conservatory which is glazed on two sides with Perspex roof and door leads to the rear garden.

From the hallway a staircase leads to the upper level with window on the ground level and small feature patterned window on the upper landing. The master bedrooms offers a picture window to the rear offering open views over the town and

beyond to Tarvit Hill. Fitted wardrobe facilities along one wall.

Bedroom two offers a window to the front and double doors to storage wardrobe.

The bathroom offers a W.C., wash hand basin set within vanity unit, bath with over bath electric shower. Opaque window to the rear.

The property offers gas central heating all windows are double glazed.

To the front there is a monoblocked and chipped parking area. Single garage with up and over door. A gate leads to the enclosed rear garden which is mainly laid to lawn with a selection of plants, shrubs, trees and feature pond. Chipped section with built in BBQ area. Wood store.





- Semi-detached villa within quiet cul de sac location
- Vestibule & Hallway
- Open plan dining kitchen
- Lounge with feature wood burning stove
- Conservatory
- Two bedrooms on the upper level
- Family bathroom
- Gas central heating & Double glazing
- Detached garage & Parking
- Delightful, large garden grounds to the rear

INCLUDED

All fitted carpets, fitted floor coverings, wash machine and integral fridge freezer. Several items of furniture will be available by separate negotiation.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 914.00 SQ FT





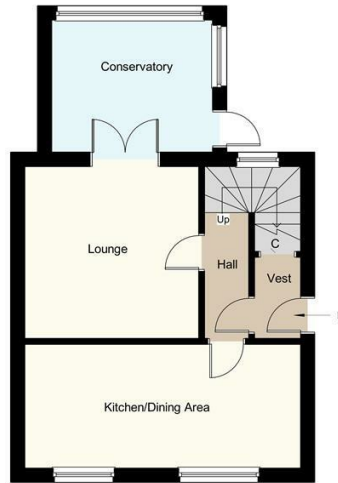


Room Sizes

Approximate measurements

Lounge	12'2" x 11'11"
Kitchen/Dining Room	8'11" x 18'4"
Conservatory	10'5" x 11'4"
Bathroom	7'0" x 5'9"
Master Bedroom	16'1" x 10'8"
Bedroom 2	11'10" x 6'9"





Ground Floor



First Floor



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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.