



Machrie 3 Cupar Road, Cuparmuir, KY15 5RH
Offers Over £240,000



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OFFERS OVER
£240,000

Machrie is a spacious sought after detached bungalow offering potential to extend into the attic space subject to the necessary consents. Situated within the quiet hamlet of Cuparmuir offering open farmland views to the front.

The property is entered into the entrance hallway which offers a double and single storage cupboard and access to the attic.

The lounge offers bow window to the front and electric fire. An archway leads through to the dining room which offers access to the kitchen and conservatory.

The conservatory is glazed on three sides with Perspex roof and a door leads to the rear garden. The kitchen is fitted with light wood base and wall units with coordinating light work surfaces and stainless-steel sink and drainer. Free standing cooker. Space for appliances. Window over looks the rear garden and a door leads to the conservatory.

Hallway to bedrooms which offers storage cupboard and further access to the attic.

Bedroom one offers a window to the front and double wardrobe facilities, bedroom two offers a

window to the rear and double fitted wardrobe and bedroom three offers a window to the front with single wardrobe.

The shower room is fitted with a W.C., wash hand basin set within vanity unit and double shower cubicle with mixer shower and opaque window to the rear.

The property offers double glazing and gas central heating.

The attic is partially floored and accessed via a Ramsay type ladder offering storage space and potential to extend subject to necessary consents. To the front the property offers an area laid to lawn with established shrubs and plants. A driveway offering parking for one vehicle leads to the detached garage which is accessed via an up and over door to the front and courtesy door to the side.

The private garden to the rear is fully enclosed with a lawned area and bordered by shrubs and bushes. Greenhouse.





- Sought after detached bungalow with open views
- Potential to extend subject to consents
- Lounge
- Dining room
- Conservatory
- Fitted kitchen
- Three bedrooms
- Shower room
- Detached garage with parking
- Garden to front & enclosed private garden to rear

INCLUDED

All fitted carpets, fitted floor coverings and some appliances.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1022.00 SQ FT







Room Sizes

Approximate measurements

Lounge	11'10" x 16'3"
Dining room	9'10" x 9'9"
Conservatory	9'7" x 13'2"
Kitchen	11'7" x 9'9"
Bedroom 3	11'3" x 8'6"
Bedroom 1	11'4" x 11'9"
Bedroom 2	11'4" x 9'10"
Shower room	9'9" x 5'11"





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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.