



54 Hogarth Drive, Cupar, KY15 5YU
Offers Over £340,000



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Cupar
KY15 5YU

OFFERS OVER
£340,000

Number fifty-four is a delightfully presented, spacious detached villa, ideal family home which is situated within a desirable area of the town and borders delightful open farmlands to the rear where there is often a selection of wildlife.

The property is accessed via a door to the side of the property into the entrance vestibule which offers a storage cupboard. A further door leads into the hallway.

The lounge / dining room offers a double window to the rear and patio doors open into the rear garden.

The breakfasting kitchen is fitted with wood base and wall units with co ordinating work surfaces and stainless-steel sink and drainer. Electric hob. Space for fridge. Triple window to the front. A door leads into the utility area with window to the front and door leads to the side. Space for washing machine. Storage cupboard.

Bedroom one offers a window to the side and storage cupboard.

The shower room is fitted with a W.C., wash hand basin and double shower cubicle with mixer shower.

A staircase within the hallway leads to the upper

level with Velux window.

The upper hallway offers a storage cupboard housing the central heating boiler. Access to the floored attic via a Ramsay Ladder and offers power and light.

The master bedroom offers a window to the rear with views over the open farmlands. Triple mirrored wardrobe facilities. The en suite is fitted with a W.C., wash hand basin set with vanity unit with work surface and corner shower cubicle with mixer shower. Bedroom two offers a window to the side and mirrored wardrobe facilities. Bedroom three offers a window to the side and storage cupboard.

The property offers gas central heating and is double glazing throughout.

The garden to the front is laid to lawn with a border filled with mature shrubs. The monoblocked driveway leads to the detached garage accessed via an electric door and courtesy door.

The garden to the rear is laid to lawn with open farmland views. Paved patio area.





- Delightful, spacious detached Family villa bordering agricultural land with open country views to the rear.
- Vestibule & Hallway
- Lounge / Dining room
- Breakfasting kitchen & Utility
- Shower room
- Bedroom
- Three further bedrooms on upper level one offering en suite
- Open plan garden to the front
- Monoblocked driveway leading to detached garage
- Enclosed garden to the rear bordering open agricultural land

INCLUDED

Mains water, drainage, gas, electricity and security alarm.

SERVICES

All fitted carpets, fitted floor coverings. will be included in the sale

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND F

EPC RATING: C

FLOOR AREA: 1237.00 SQ FT





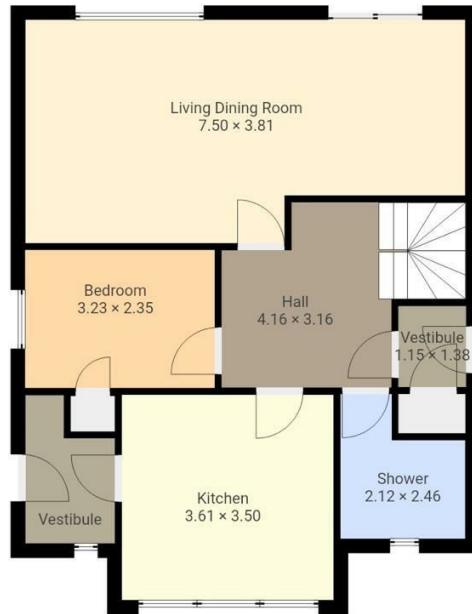


Room Sizes

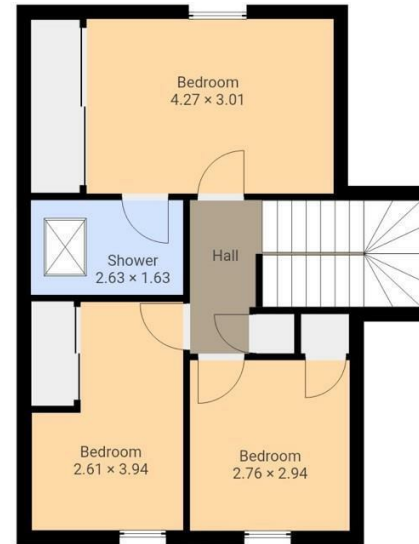
Approximate measurements

Vestibule	3'9" x 4'6"
Hall	13'7" x 10'4"
Lounge / Dining	24'7" x 12'5"
Kitchen	11'10" x 11'5"
Bedroom	10'7" x 7'8"
Shower room	6'11" x 8'0"
Bedroom	14'0" x 9'10"
Shower room	8'7" x 5'4"
Bedroom	8'6" x 12'11"
Bedroom	9'0" x 9'7"





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.