



24 Watts Gardens, Cupar, KY15 4UG

Offers Over £260,000



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**OFFERS OVER
£260,000**

Number twenty-four is a delightfully presented detached bungalow situated within a desirable area of the town.

Cupar offers a comprehensive range of facilities including shops, supermarkets, primary and secondary schooling. The mainline railway station offers connections to Dundee, Kirkcaldy and Edinburgh and an excellent bus service runs through the town.

The property is entered into the hallway which offers excellent storage facilities.

A door with glazed pane leads into the lounge which offers a triple window to the front and a single window to the side. The dining room offers a window to the side. The kitchen is fitted with cream base and wall units, light wood effect work surfaces, stainless steel and drainer, induction hob with extractor, electric oven, dishwasher, fridge freezer. Window to the side. A door leads into the utility offering wall units, co ordinating light wood effect work surfaces, washing machine and tumble dryer. A door leads to the rear. The W.C. is fitted with a wash hand basin with storage below and built in W.C. Bedroom 3 / Sitting room offers French Doors to the rear. Storage

cupboard. Bedroom 2 offers a window to the rear. The Master Bedroom offers a window to the front. The en suite is fitted with a W.C., wash hand basin and mixer shower.

The bathroom is fitted with a W.C., wash hand basin set within vanity unit with storage a bath with over bath electric shower and side screen. The property is fitted with gas central heating and all windows are double glazed.

The driveway offers excellent parking facilities and leads to the integral garage which is accessed via an up and over door electric door with courtesy door to the rear.

The garden to the front is laid out for ease of maintenance with a selection of shrubs and trees. The garden to the rear has a section laid to lawn with a border filled with a selection of shrubs. Greenhouse and timber shed which will be included in the sale.





- Spacious detached bungalow
- Lounge
- Dining room
- Fitted kitchen
- Utility
- Three bedrooms one en suite
- Family Bathroom & W.C.
- Gas central heating and double glazing
- Garage
- Gardens to the front & rear

INCLUDED

All fitted carpets, fitted floor coverings, curtains, blinds, integrated fridge freezer, electric oven, induction hob and hood. Dishwasher, washing machine, tumble dryer, greenhouse, timber shed.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND F

EPC RATING: C

FLOOR AREA: 1237.00 SQ FT







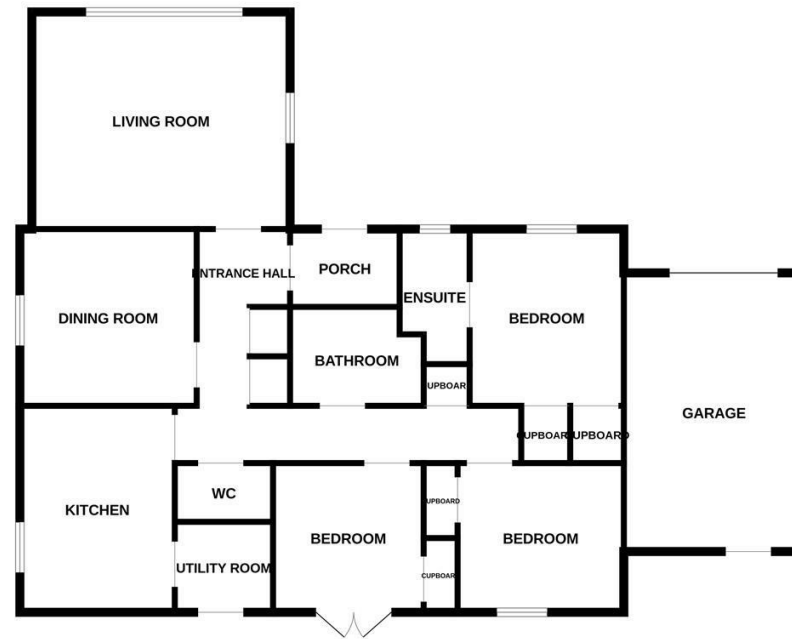
Room Sizes

Approximate measurements

Lounge	14'6" x 17'7"
Dining room	11'5" x 11'5"
Kitchen	13'5" x 11'5"
Utility	6'1" x 5'10"
W.C.	6'1" x 3'9"
Family bathroom	8'5" x 6'5"
Bedroom 1	11'10" x 10'0"
En suite	4'8" x 8'8"
Bedroom 2	10'10" x 10'0"
Bedroom 3	9'10" x 10'0"



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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