



57 Watts Gardens, Cupar, KY15 4UG

Offers Over £250,000



57 Watts Gardens Cupar KY15 4UG

**OFFERS OVER
£250,000**

Number fifty-seven is a spacious detached bungalow which is situated within a sought-after area of the town with enclosed garden grounds bordering open Farmlands to the rear.

Cupar offers a wide selection of amenities including a 9 hole golf course, shops, bars, restaurants, supermarket, primary and secondary all within walking distance.

The property is entered via door to the front into the entrance hallway where a double cupboard offers storage facilities and further single cupboard.

The lounge / dining room offers two windows to the front and a window to the side filtering though a great deal of natural light. Feature electric fire with timber surround and marble effect hearth.

The kitchen is fitted with wood base and wall units with co ordinating light work surfaces and white sink and drainer. Slot in cooker with extractor above. Space for fridge. Window to the front. A cupboard houses the hot water tank. The utility room offers space and plumbing for a washing machine and tumble dryer. Window over looks the garden to the rear. A door gives access

to the integral garage and steps lead down to the conservatory which is fully glazed and a door leads to the rear garden. Perspex roof.

Bedroom one offers a window to the rear and double wardrobe. Bedroom two offers a window to the side and two double wardrobes. Bedroom three offers a window to the rear and single wardrobe.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower and side screen.

The garden to the front is open plan and laid out for ease of maintenance with a chipped section and a selection of plants and shrubs. A driveway offers parking for several vehicles and leads to the integral garage which is accessed via an up and over door to the front and a courtesy door to the side leading into the utility area. The enclosed garden to the rear which borders open Farmlands is laid out for ease of maintenance with paved areas, shrubs and tress, Summerhouse timber shed.





- Spacious detached bungalow
- Lounge / Dining room
- Breakfasting kitchen leading to utility
- Conservatory
- Three Bedrooms
- Bathroom
- Gas central heating & Double glazing
- Driveway parking leading to integral garage
- Enclosed garden to the rear bordering open Farmlands
- Open plan garden to front

INCLUDED

All fitted carpet and fitted floor coverings, Summerhouse & Timber shed.

SERVICES

The property offers gas central heating and double glazing throughout. 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: 871.00 SQ FT







Room Sizes

Approximate measurements

Lounge	18'1" x 13'3"
Kitchen	13'1" x 9'10"
Conservatory	6'6" x 8'9"
Bedroom	9'2" x 13'5"
Bedroom	9'2" x 10'6"
Bedroom	8'5" x 8'1"
Bathroom	7'5" x 5'6"





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.