



36 Hogarth Drive, Cupar, KY15 5YH
Offers Over £340,000



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Cupar
KY15 5YH

OFFERS OVER
£340,000

Spacious detached villa, ideal family home which is situated within a desirable area of the town and borders open farmlands to the rear.

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 light wood base and wall units with co ordinating slate effect work surfaces and stainless-steel sink and drainer. Gas hob, electric double oven. Space for dishwasher, washing machine and fridge freezer. Triple window to the front and further single window. Space to dine.

The family bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower. Opaque window.

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

A staircase from the hallway with Velux window leads to the upper level. The master bedroom offers a window overlooking the garden to the

rear and triple built in sliding mirrored wardrobes. A door leads into the en suite which is fitted with a corner shower cubicle with mixer shower, wash hand basin set within vanity unit and W.C. Velux window.

Bedroom three offers two widows to the front, triple and double mirrored wardrobe facilities. Storage within the upper hallway.

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

To the front of the property a monoblocked driveway offers off street parking and leads to the detached garage.

The garden to the rear is enclosed with a paved area, chipped section, area laid to lawn and section beyond bordering open farmlands.





- Immaculately presented detached villa bordering open Farmlands
- Vestibule & Hallway
- Lounge / Dining room
- Breakfasting kitchen
- Three bedrooms one en suite
- Family bathroom
- Double glazing & Gas central heating
- Detached garage
- Monoblocked driveway
- Enclosed garden to the rear bordering open farmlands

INCLUDED

All fitted carpets and fitted floor coverings.

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: 1162.00 SQ FT







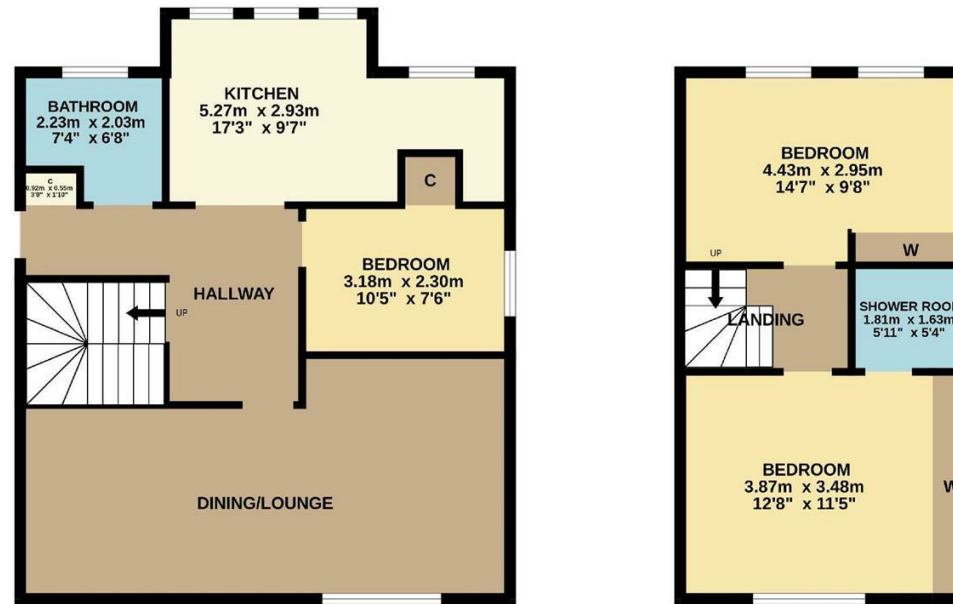
Room Sizes

Approximate measurements

Lounge	24'7" x 12'3"
Bedroom	10'5" x 7'8"
Bathroom	6'10" x 8'2"
Kitchen	11'5" x 17'7"
Master bedroom	13'11" x 9'7"
En suite	5'2" x 8'2"
Bedroom	14'1" x 10'9"



98.9 sq.m. (1065 sq.ft.) approx.



TOTAL FLOOR AREA : 98.9 sq.m. (1065 sq.ft.) approx.

Whilst 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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