



Challaren Balgarvie Road, Cupar, KY15 4AH

Offers Over £320,000



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OFFERS OVER
£320,000

Challaren is a spacious, detached family home with garden grounds bordering Ladyinch playing fields to the rear.

Cupar offers a wide selection of amenities including a 9-hole golf course, shops, bars, restaurants, supermarkets, and primary and secondary schools, all within walking distance. The mainline railway station and bus service offer connections to Dundee, Aberdeen, Edinburgh, Kirkcaldy and Glasgow, making this an ideal base for commuting.

The property is entered via the vestibule at the front of the house, where a further door leads into the hallway giving access to all accommodation. The kitchen is fitted with wood base and wall units, co-ordinating dark stone worksurfaces and a large Belfast sink. Britannia range cooker with six burner gas hob, double oven and extractor above. Space for dishwasher and fridge freezer. Breakfast bar area. Window to the front. The dining area offers a spacious dining table, and features French Doors leading out to the side garden. The lounge area offers several windows filtering through natural light.

The master bedroom offers a window to the front

and leads through to an en suite, which is fitted with a corner shower, toilet, and wash hand basin. Window to the front.

Bedroom two has windows to the side and rear. The family bathroom is fitted with a corner bath with mixer shower, toilet, Jack and Jill hand basins and opaque window to the rear.

A spacious hallway cupboard houses the boiler, washing machine, and ample storage space. Further storage cupboard.

Within the hallway a door leads to the rear garden, and a staircase leads to the upper level where there are two bedrooms, both of which offer bay windows to the front.

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

To the side of the property there is off street parking for two vehicles.

The garden to the side and rear is laid to lawn with a paved area bordering Ladyinch playing fields.





- Well-presented detached villa offering family accommodation
- Entrance vestibule
- Hallway
- Kitchen / Dining area / Sitting room
- Four bedrooms (one en suite)
- Family Bathroom
- Gas central heating
- Double glazing
- Off street parking
- Garden grounds to the front, side and rear

INCLUDED

All fitted carpets, fitted floor coverings, curtains and blinds. All other items are available by separate negotiation with the exception of a few items of furniture and several rugs.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 1506.00 SQ FT







Room Sizes

Approximate measurements

| | |
|--------------------------------|---------------|
| Kitchen / Dining area / Lounge | 27'4" x 25'8" |
| Master bedroom | 11'9" x 12'4" |
| En suite | 5'4" x 8'1" |
| Bedroom 2 | 16'3" x 9'9" |
| Family Bathroom | 7'8" x 6'8" |
| Bedroom 3 | 12'6" x 15'4" |
| Bedroom 4 | 11'0" x 15'3" |





TOTAL FLOOR AREA: 122.3 sq.m. (1317 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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