



18 Holly Park, Cupar, KY15 5DB

Offers Over £225,000



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Number eighteen is immaculately presented detached bungalow which is situated within a desirable residential area of the town within walking distance to all amenities including supermarkets and the mainline railway station. The property is entered into the entrance vestibule where a further door leads into the hallway.

The hallway offers a storage cupboard housing the hot water tank as well as a further double storage cupboard.

The bright lounge offers a triple window to the front.

The kitchen is fitted with wood base and wall units, light co ordinating worksurfaces and light sink and drainer. Gas hob and electric oven. Space for washing machine and fridge freezer. Window over looks and door leads to the rear garden.

The modern shower room is fitted with a W.C., wash hand basin set within vanity unit. Double walk in shower cubicle with mixer shower.

Window to the rear.

The master bedroom offers a triple window to the rear and double mirrored wardrobe facilities. Access to the attic. A door leads into the recently

upgraded en suite shower room which is fitted with a W.C. and wash hand basin set within vanity unit. Shower cubicle with electric shower. Bedroom two offers a triple window to the front and double mirrored wardrobe facilities.

The garden to the front is laid out for ease of maintenance. A driveway leads to the integral garage which is accessed via an up and over door and houses the gas central heating boiler.

The private, enclosed garden to the rear is laid out for ease of maintenance with a selection of well-established plants and shrubs. Summerhouse.





- Immaculacy presented detached bungalow
- Entrance vestibule leading to Hallway
- Lounge
- Fitted kitchen
- Two bedrooms one offering en suite shower room
- Shower room
- Gas central heating
- Double glazing
- Driveway leading to Integral garage
- Easy to maintain garden grounds to the front and rear

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 E

EPC RATING: E

FLOOR AREA: 839.00 SQ FT







Room Sizes

Approximate measurements

Living room	14'8" x 11'8"
Kitchen	12'6" x 10'10"
Bedroom 1	10'9" x 10'6"
En suite	6'11" x 5'6"
Bedroom 2	11'10" x 11'7"
Shower room	9'3" x 8'6"
Garage	18'3" x 9'6"



Approximate Gross Internal Area = 79.4 sq m / 855 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 95.1 sq m / 1024 sq ft

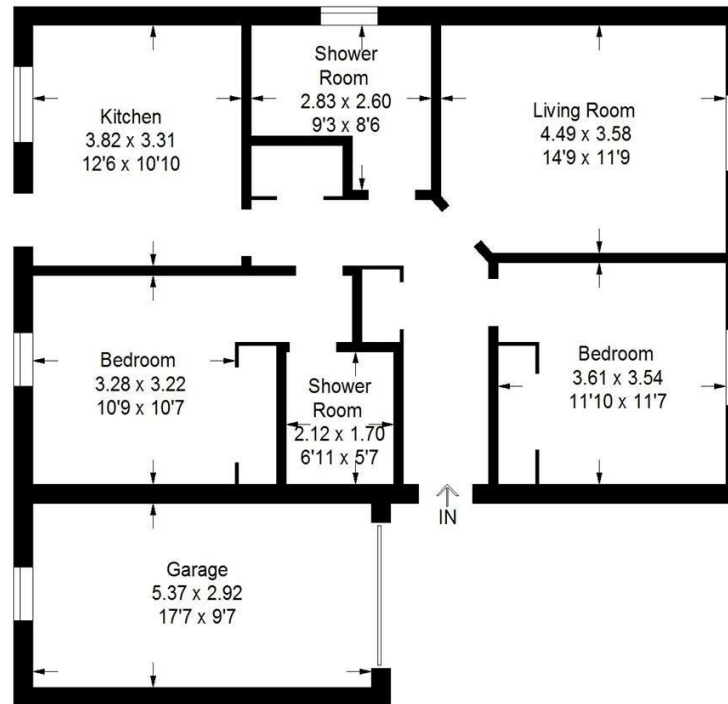


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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.