



25 Landale Gardens, Cupar, KY15 4UE
Offers Over £245,000



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Number twenty-five is an attractive, immaculately presented semi-detached villa which is situated within a popular, quiet residential estate on the edge of the town where properties rarely become available for sale. The property also offers the potential to extend subject to consents.

Cupar offers a wide selection of amenities including shops, bus and restaurants. The mainline railway station and bus services offer connections to Dundee, Edinburgh and Kirkcaldy and Glasgow making this an ideal base for commuting. The property is entered from the front into the entrance vestibule where a glazed door leads into the hallway giving access to all accommodation. W.C. offering sink and W.C.

The bright lounge offers a triple window to the front. Storage cupboard. Double doors with glazed panes lead into the dining kitchen. The kitchen is fitted with wood effect base and wall units, light worksurfaces, stainless steel sink and drainer. Gas hob with extractor above and oven below. Dishwasher which will be included within the sale, space and plumbing for washing machine. Area offering ample space to dine.

Window over looks and a door leads to the rear garden.

From the entrance hallway a staircase leads to the upper level. The upper hallway offers a window to the side, storage cupboard and access to the attic space.

The master bedroom offers a window to the rear and fitted mirrored double wardrobe. Bedroom two offers a window to the front and fitted mirrored wardrobe facilities. Bedroom three offers a window to the front and fitted wardrobe. The family bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower. Opaque window to the rear.

The property is fitted with gas central heating and double glazing throughout.

To the front of the property the garden is open plan and laid to lawn with a driveway to the side offering parking for several vehicles.

The enclosed rear garden is laid to lawn with two timber sheds.





- Immaculately presented semi detached villa within a popular residential estate
- Entrance vestibule
- Hallway & W.C.
- Bright lounge
- Dining kitchen
- Three bedrooms
- Family bathroom
- Gas central heating and double glazing
- Open plan garden to the front with driveway to the side
- Enclosed garden to the rear laid to lawn

INCLUDED

All fitted carpets, fitted floor coverings, dishwasher and two timber sheds within the garden.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: C

FLOOR AREA: 742.00 SQ FT







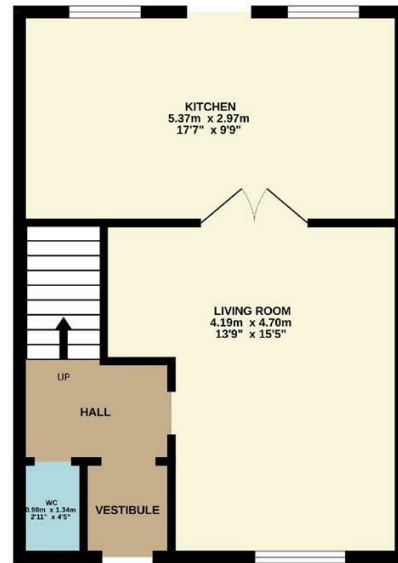
Room Sizes

Approximate measurements

Lounge	14'2" x 15'6"
Kitchen / Dining room	9'8" x 17'6"
W.C.	3'2" x 3'4"
Bathroom	6'10" x 5'6"
Bedroom 1	11'3" x 11'0"
Bedroom 2	10'11" x 11'5"
Bedroom 3	8'2" x 8'3"



GROUND FLOOR
41.2 sq.m. (443 sq.ft.) approx.



1ST FLOOR
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA : 82.4 sq.m. (887 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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.