



6 Drummond Court, Cupar, KY15 5DE  
Offers Over £175,000



# 6 Drummond Court Cupar KY15 5DE

## OFFERS OVER £175,000

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Number six is an immaculately presented Semi detached villa which has been recently upgraded and is in move in condition throughout. The property is located within a quiet cul de sac location within walking distance to the towns amenities. 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 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 via a UPVC door to the front into the entrance vestibule where a further glazed door leads into the hallway.

The lounge offers a window to the front and rear, feature electric fire and surround which will be included within the sale. Ample space to dine.

The kitchen is fitted with light wood effect base and wall units, dark worksurfaces and stainless-steel sink. Electric oven and induction hob with stainless steel extractor above. Washing machine and fridge freezer which will be included within the sale. Window over looks and door leads to the

rear garden.

The study / box room offers a high-level window to the front.

The hallway offers ample storage facilities and staircase leads to the upper level with further storage and Velux window.

Bedroom one offers fitted mirrored wardrobe facilities along one wall and Velux window to the front.

Bedroom two offers fitted mirrored wardrobes along one wall and a window to the front. Bunk bed with working area below which will be included within the sale.

The shower room is fitted with a walk-in shower cubicle with mixer shower. W.C. and wash hand basin set within vanity storage unit. Access to the attic space.

The fully enclosed garden to the rear and side is laid out for ease of maintenance with chipped areas and two raised decked sections. Timber shed. Gate leads to a further area offering storage for wheelie bins.





- Immaculately presented Semi Detached villa
- Entrance vestibule & Hallway
- Lounge / Dining room
- Recently Fitted kitchen
- Two bedrooms
- Study / Bedroom
- Shower room
- Gas central heating & Double glazing
- Delightfully enclosed garden to the side and rear
- Communal parking area to the front

## INCLUDED

All fitted carpets, fitted floor coverings, electric fire with surround, fridge freezer, washing machine, dining table and chairs, bunk bed within bedroom two and timber shed.

## SERVICES

Mains water, drainage, gas and electricity.

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND B**

**EPC RATING: D**

**FLOOR AREA: 861.00 SQ FT**







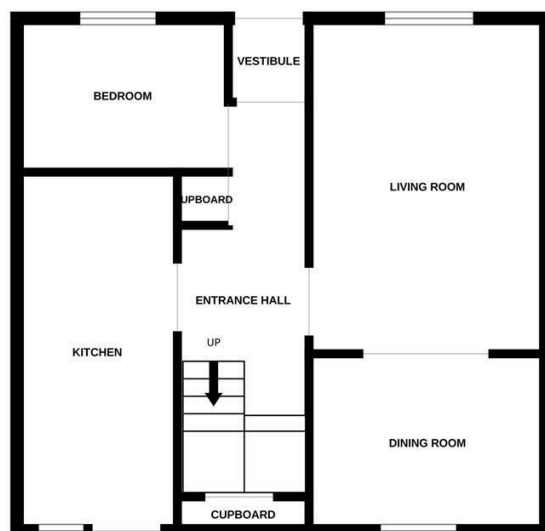
## Room Sizes

*Approximate measurements*

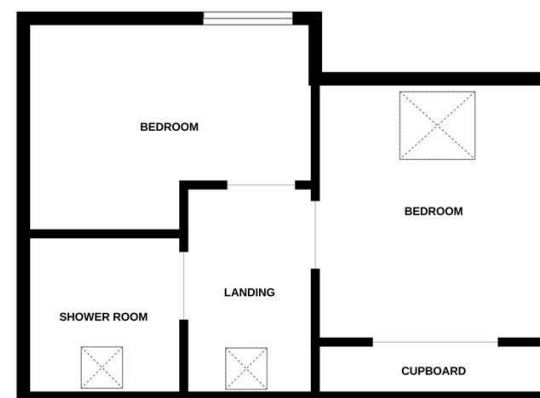
|             |               |
|-------------|---------------|
| Bedroom     | 8'0" x 6'8"   |
| Kitchen     | 6'3" x 15'8"  |
| Living room | 14'7" x 10'4" |
| Dining room | 10'4" x 7'9"  |
| Bedroom     | 12'0" x 9'5"  |
| Shower room | 6'4" x 7'3"   |
| Bedroom     | 10'5" x 11'6" |



GROUND FLOOR



1ST FLOOR



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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without any obligation.

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at any of our offices.

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