



Torstone, Chance Inn, KY15 5QJ

Offers Over £255,000



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CLOSING DATE FRIDAY 30TH MAY AT 12 NOON

Torstone is a spacious, freshly presented detached bungalow which is located within a quiet rural location with open countryside views over Neighbouring farmlands.

The property is entered via the front into the vestibule which has a window. A glazed door leads into the hallway.

The Lounge offers a double window to the front with open views over neighbouring countryside. Feature open fire.

A door from the lounge and hallway leads into the dining kitchen which offers light base and wall units, co-ordinating work surfaces and stainless-steel sink and drainer. Electric oven and hob with extractor above. The window overlooks the rear garden and there is a door leading outside. Large dining space. Double French doors lead into the sitting room which offers sliding patio doors to the rear garden.

The master bedroom has mirrored sliding wardrobes and double windows. A door leads into the en suite shower room which offers a W.C., wash hand basin and shower cubicle with

electric shower.

Bedroom two has a window to the side and mirrored sliding wardrobes.

Bedroom three has a window to the front and mirrored sliding wardrobe facilities.

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

Within the hallway there are storage facilities and also access to the attic.

To the front the garden offers an area laid to lawn, borders offering a selection of plants and shrubs. Monoblocked driveway parking for two vehicles and garage which is accessed via an up and over door to the front and courtesy door to the rear which offers power and light and houses the central heating boiler. A gate to the side leads into the rear garden.

The delightfully enclosed garden to the rear offers a paved area. Raised area with section laid to lawn with borders offers a selection of plants, trees and shrubs. Storage shed and summerhouse





- Freshly presented detached bungalow with open views over neighbouring farmlands
- Entrance vestibule leading to Hallway
- Lounge
- Dining kitchen
- Sitting room
- Three double bedrooms (one en suite)
- Family bathroom
- Oil fired central heating & Double glazing
- Attached garage & monoblocked driveway
- Private enclosed garden grounds to the front and rear

INCLUDED

All fitted carpets, fitted floor covering, curtains, storage shed and summerhouse.
No warranty will be given for any appliances included in the sale and will be sold as seen'

SERVICES

Mains water, drainage and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1237.00 SQ FT







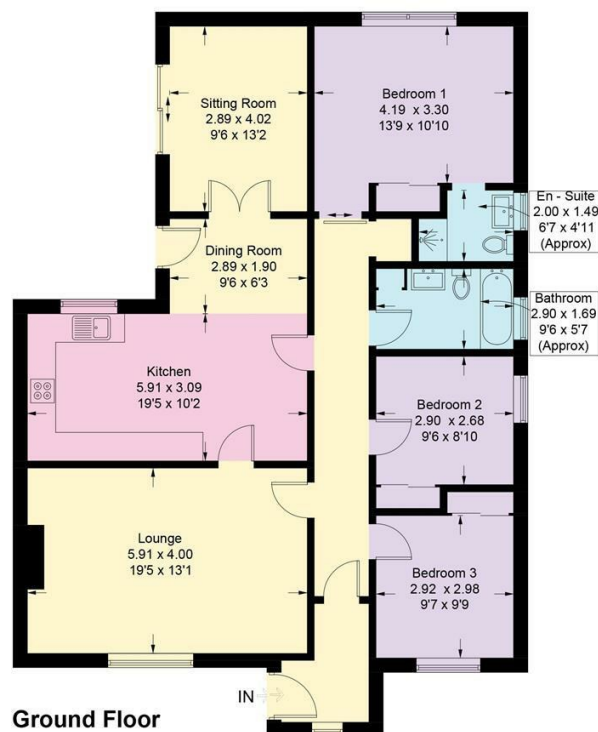
Room Sizes

Approximate measurements

Lounge	19'4" x 13'1"
Kitchen	19'4" x 10'1"
Dining room	9'5" x 6'2"
Sitting room / Sun room	9'5" x 13'2"
Bedroom 1	13'8" x 10'9"
En suite	6'6" x 4'10"
Bathroom	9'6" x 5'6"
Bedroom 2	9'6" x 8'9"
Bedroom 3	9'6" x 9'9"



Torstone, Chance Inn



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Furlabs.co © (ID1200780)



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.