



2 Dura View, Pitscottie, KY15 5UN

Offers Over £319,500



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OFFERS OVER
£319,500

Number two is a spacious, bright well presented detached villa offering excellent accommodation making this an ideal family home located within a residential estate.

The property is entered from the front into the entrance vestibule where a further glazed door leads into the hallway. The hallway offers several storage cupboards.

The lounge offers a double window to the front. Bedroom on the ground floor offers a window to the front.

The dining room offers a double window to the rear over looking the delightful garden grounds. The breakfasting kitchen is fitted with white base, wall and display units. Dark coloured sink and drainer. Induction hob with extractor above. Eye level oven and space for microwave above. Integral fridge freezer. Space for washing machine and dishwasher. Space for dining. Two windows over look and a door leads to the rear garden. The shower room is fitted with a shower cubicle with mixer shower, W.C., wash hand basin and opaque window.

A staircase from the hallway leads to the upper level. The upper hallway offers two excellent

walk in cupboards ideal for storage facilities.

Two bedrooms offering triple mirrored wardrobe facilities along one wall, one room with window to the front and the other with window to the rear.

Bedroom / office offering Velux windows.

The family bathroom offers a bath with over bath mixer shower, W.C., and wash hand basin set within vanity storage unit. Velux window.

The property offers Oil fired central heating and double glazing.

To the front the garden grounds are laid to lawn. A monoblocked driveway offers parking for several vehicles and leads to the double garage which is accessed via roller shutter electric doors and a door to the rear.

The garden grounds to the rear and side offer decked areas, feature raised borders with plants and shrubs, chipped section housing the oil tank.





- Spacious detached villa within a residential estate
- Lounge
- Dining room
- Fitted kitchen
- Four bedrooms
- Shower room & Family bathroom
- Oil fired central heating & Double glazing
- Double garage
- Monoblocked driveway
- Garden grounds to the front, side and rear

INCLUDED

All fitted carpets and fitted floor coverings

SERVICES

Mains water, drainage, electricity and oil heating.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND F

EPC RATING: D

FLOOR AREA: 1496.00 SQ FT







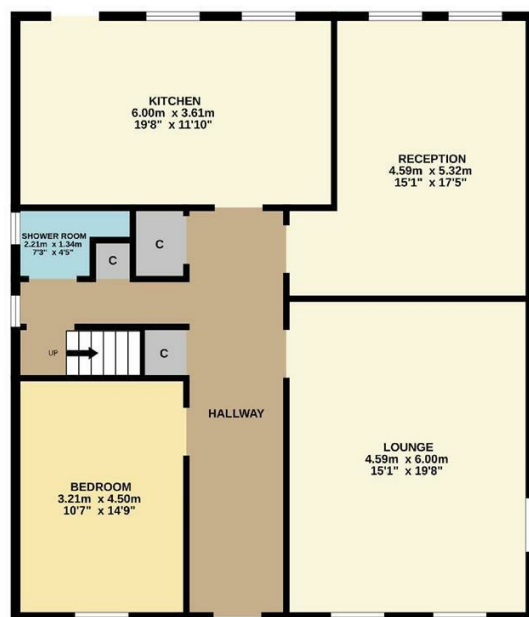
Room Sizes

Approximate measurements

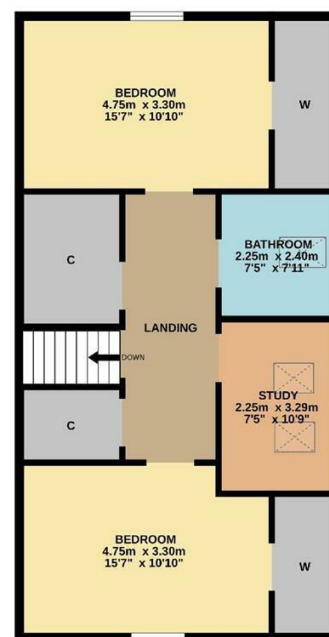
Lounge	15'4" x 10'8"
Dining room	11'3" x 15'2"
Breakfasting kitchen	9'0" x 16'8"
Shower room	4'11" x 5'2"
Bedroom	11'0" x 13'6"
Bathroom	8'0" x 7'7"
Bedroom	9'0" x 7'6"
Bedroom	11'1" x 13'7"



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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WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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