



View Park, 1 East Road, Cupar, KY15 4HQ

Offers Over £360,000



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## OFFERS OVER £360,000

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View Park is a spacious detached bungalow which offers a commanding position with views over the towns Haugh Park. The property has three large attic rooms which offer excellent potential to extend subject to consents.

The property is entered from the front into the entrance vestibule where a further door leads into the main spacious hallway and offers access to all accommodation.

The Lounge offers a large Bay window to the front with views over the delightful garden grounds and Haugh Park beyond. Non-operational gas fire with surround.

Bedroom one offers a window to the front and a sliding door leads into the en suite which offers a shower cubicle with mixer shower, W.C. & wash hand basin.

Bedroom two offers window to the rear. A door leads into the en suite which is fitted with a W.C., wash hand basin and shower cubicle with electric shower.

Bedroom three offers built in wardrobe facilities and window to the side. The family bathroom offers a W.C., wash hand basin set within vanity unit, bath and separate shower cubicle with mixer

shower. Opaque window.

The dining room offers a window and door to the side. A door leads into the fitted kitchen.

The kitchen is fitted with light wood base and wall units, stainless steel sink and drainer, slot in gas cooker and window to the rear. The utility area offers a further sink, base and wall units and space for appliances. A door leads to the rear.

The hallway offers storage facilities and a staircase leads to the attic rooms.

There are three attic rooms offering potential to extend subject to consents.

There is a gas central heating system and double glazing throughout.

The delightful garden grounds are located to the front of the property and are mainly laid to lawn. Feature covered Pagoda area. Greenhouse and timber shed. Electric awning to the front of the property. The driveway leading from Castlebank road leads to a parking area and garage which is accessed via an up and over door to the front





- Spacious detached bungalow with views over the Haugh Park
- Entrance vestibule and hallway
- 2 Public rooms
- 3 bedrooms (two with en suite)
- Fitted kitchen / utility room
- Family bathroom
- Three large attic rooms offering potential to extend
- Gas central heating & Double glazing
- Driveway with parking leading to Garage
- Good sized garden grounds to the front

## 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 F**

**EPC RATING: D**

**FLOOR AREA: 1722.00 SQ FT**







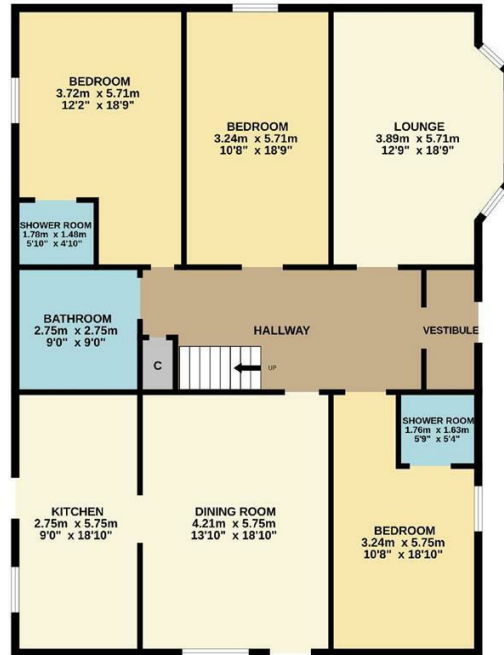
## Room Sizes

*Approximate measurements*

|                 |                 |
|-----------------|-----------------|
| Lounge          | 18'8" x 16'6"   |
| Dining room     | 18'8" x 13'8"   |
| Kitchen         | 8'11" x 18'9"   |
| Bedroom 1       | 12'10" x 18'11" |
| En suite        | 5'9" x 5'0"     |
| Family bathroom | 8'11" x 8'1"    |
| Bedroom 2       | 18'7" x 11'10"  |
| En suite        | 4'11" x 5'9"    |
| Bedroom 3       | 18'8" x 10'8"   |
| Attic 1         | 17'7" x 23'3"   |
| Attic 2         | 11'9" x 13'0"   |
| Attic 3         | 16'2" x 23'5"   |



GROUND FLOOR



ATTIC 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 is given as to their operability or efficiency can be given.  
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#### 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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without any obligation.

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at any of our offices.