



Muirson, 13 Millbank, Cupar, KY15 5DP
Offers Over £295,000



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Muirson is a traditional semi detached villa which offers delightful extensive garden grounds to the front and rear.

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 Historic Town of St Andrews Home of Golf and the Top University in the UK is only 10 miles and the East Neuk also within a short drive. The property is entered via the front into the entrance vestibule and a further door which leads into the hallway.

The lounge offers a Bay window to the front and gas fire with surround.

The dining room / bedroom offers a window to the rear and fireplace.

Within the hallway a door offers access to the rear garden.

The W.C. is fitted with a wash hand basin and W.C. Opaque window to the side.

The kitchen is fitted with light base and wall

units, co ordinating work surfaces, slot in cooker with canopy above. Space for washing machine, dishwasher and fridge freezer. Window to the side.

The staircase leads to the upper level where there is sliding storage facilities.

Bedroom one offers a Bay window to the front.

Bedroom two offers a window to the side and storage cupboard.

Office / Box room with window to the front.

The property offers gas central heating and double glazing.

The garden to the front is laid to lawn with a selection of plants and shrubs.

A chipped driveway offers parking for several vehicles.

The large established garden to the front is laid to lawn with a selection of plants, trees and shrubs.

Summerhouse, shed and large outhouse.





- Substantial Semi Detached villa within popular residential area
- Entrance vestibule leading to Hallway
- Lounge
- Dining room / Bedroom
- Fitted kitchen
- W.C. & Family bathroom
- Two further bedrooms
- Box room / Office
- Driveway parking for several vehicles
- Extensive garden grounds to the front and rear

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 E

EPC RATING: D

FLOOR AREA: 1291.00 SQ FT







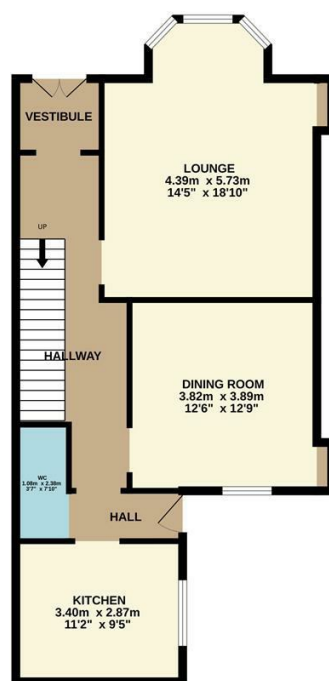
Room Sizes

Approximate measurements

Lounge	18'5" x 14'0"
Dinign room / Bedroom	12'8" x 12'10"
W.C.	2'8" x 7'4"
Kitchen	12'6" x 11'1"
Bathroom	11'0" x 7'11"
Bedroom	12'6" x 10'1"
Box room / office	5'2" x 4'8"
Bedroom	13'9" x 16'3"



GROUND FLOOR
68.2 sq.m. (734 sq.ft.) approx.



1ST FLOOR
56.5 sq.m. (608 sq.ft.) approx.



TOTAL FLOOR AREA: 124.7 sq.m. (1342 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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at any of our offices.

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