



92 Hogarth Drive, Cupar, KY15 5YU
Offers Over £349,000



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Cupar
KY15 5YU

OFFERS OVER
£349,000

Number ninety-two is delightfully presented, spacious detached villa, offering an ideal family home which is situated within a desirable area of the town bordering Tarvit Farmlands.

The property is accessed via a composite door to the side of the property into the entrance vestibule which offers a storage cupboard. A further door leads into the hallway.

The lounge / dining room offers an electric fire with surround and Bay window to the rear with views over the garden and beyond.

The kitchen is fitted with a selection of base and wall units, co ordinating work surfaces, feature island and light-coloured sink and drainer. Integral dishwasher and fridge freezer. Eye level double oven and microwave. Gas hob. Triple window to the front. Utility offering space for appliances and composite door to the rear.

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

Bedroom / office offers a window to the side and storage facilities.

A staircase within the hallway leads to the upper level with Velux window filtering through natural

light.

Master bedroom offering triple wardrobe facilities and window to the rear. A door leads through to the en suite which is fitted with a W.C., wash hand basin set within vanity unit and shower cubicle with mixer shower. Velux window. Bedroom two offers a window to the front with double wardrobe facilities.

Bedroom three offers a window to the front and cupboard.

The property offers gas central heating and all windows are double glazed.

A monoblocked driveway to the side offers parking for several vehicles and leads to the garage which is accessed via an up and over door to the front and a courtesy door to the side.

The garden to the front is open plan with a selection of shrubs.

The delightful private rear garden borders an open field to Tarvit Farm, the garden is laid to lawn with roundel feature paved area. Steps lead down to a patio area.





- Delightful, spacious detached Family villa overlooking Tarvit Farm
- Vestibule & Hallway
- Lounge / Dining room
- Kitchen through to utility
- Bedroom/office
- Bathroom
- Three bedrooms on upper level one en suite
- Open plan garden to front
- Monoblocked driveway leading to garage
- Delightful enclosed garden to rear bordering open fields

INCLUDED

All fitted carpets, fitted floor coverings, blinds and integral appliances.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND F

EPC RATING: C

FLOOR AREA: 1227.00 SQ FT







Room Sizes

Approximate measurements

Lounge	24'6" x 17'11"
Kitchen	11'6" x 11'0"
Utility	5'4" x 8'1"
Bathroom	7'8" x 8'1"
Bedroom	14'11" x 10'5"
En suite	7'7" x 5'4"
Bedroom	7'7" x 13'3"
Bedroom	7'8" x 9'9"





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 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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