



Edendale South Road, Cupar, KY15 5JF  
Offers Over £275,000







# Edendale South Road Cupar KY15 5JF

**OFFERS OVER**  
**£275,000**

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Edendale is a spacious detached bungalow with a commanding position offering open views to the front and delightful garden grounds surround the property.

The property is entered via the front into the entrance vestibule where a further door leads into the hallway with storage facilities and access to the partially floored attic.

Double doors lead into the bright lounge with triple window, open views to the west. Alcove through to the dining area with double window to the side.

Bedroom two offers a double window to the front and triple mirrored wardrobes along one wall offering excellent storage facilities.

Bedroom one offers a double window to the rear and triple mirrored wardrobes along one wall.

The shower room offers a W.C., wash hand basin and shower cubicle with mixer shower. Opaque window to the side.

The W.C. is fitted with a wash hand basin and W.C.

A glazed door from the hallway leads into the kitchen which is fitted with light wood base and wall units with co ordinating worksurfaces, dark

sink and drainer. Electric oven, gas hob with extractor above. Integral dishwasher. Fridge freezer. Window to the side and ample space to dine.

The sun room leads on from the kitchen area offering French doors to the side garden area. A door from the kitchen leads into the utility area with a stainless-steel sink and space for appliances. A door leads to the rear garden. The delightful garden to the rear is laid out for ease of maintenance with a feature Pergola seating area and large timber garden shed with power and light.

A driveway from South road leads to the parking area for several vehicles. The colourful well stocked, established garden grounds to the front and side offer an abundance of colour throughout the year with plants, trees and shrubs.

South / West facing area to the side is ideal for the cultivation of vegetables etc.







- Delightful, Detached bungalow sitting within a commanding position offering open views to the front
- Entrance vestibule
- Lounge with archway through to dining area
- Breakfasting kitchen
- Utility room
- Sun room
- Two double bedrooms
- Shower room & W.C.
- Large parking area to front
- Delightful garden grounds surround the property

### INCLUDED

All fitted carpets, fitted floor coverings, integral appliances and timber shed.

### SERVICES

Mains water, drainage, gas and electricity.

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND E**

**EPC RATING: C**

**FLOOR AREA: 1130.00 SQ FT**













## Room Sizes

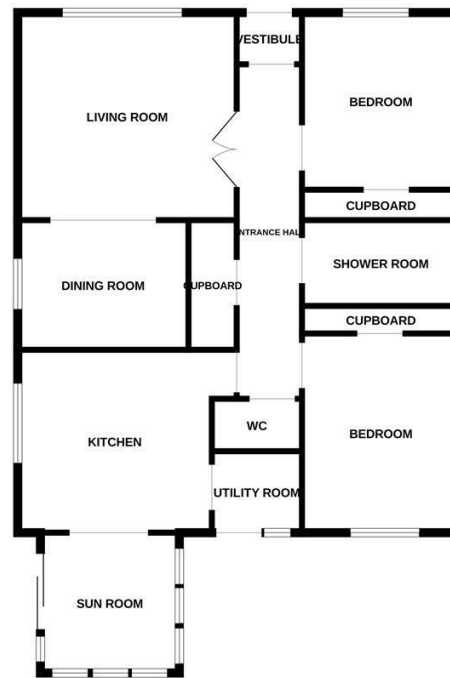
*Approximate measurements*

|             |                |
|-------------|----------------|
| Lounge      | 14'4" x 13'6"  |
| Dining room | 7'10" x 8'6"   |
| Kitchen     | 12'9" x 13'2"  |
| Sun room    | 8'11" x 9'2"   |
| Utility     | 5'10" x 5'10"  |
| W.C.        | 5'10" x 3'4"   |
| Bedroom     | 10'4" x 13'0"  |
| Shower room | 10'5" x 5'8"   |
| Bedroom     | 10'4" x 11'10" |





# GROUND FLOOR



Whilst 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 for 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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