



Damar, 27 Meadowside Road, Cupar, KY15 5DD

Offers Over £340,000



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## OFFERS OVER £340,000

Damar is a spacious detached bungalow which is located within a popular residential area of the town and within walking distance to all amenities including the mainline Railway Station and supermarkets.

The property is entered into the entrance vestibule which offers a window to the front. A door leads into the hallway where there are two storage cupboards, one housing the central heating boiler. Access to the attic space.

The bright lounge with Bay window to the front offers a gas fire with marble hearth and surround. The dining kitchen is fitted with dark wood base and wall units, coordinating work surfaces, sink and drainer. Gas hob and electric oven. Integral fridge and dishwasher. Window to the side. Dining area. Sliding doors from the dining area lead into the sun room which is glazed on three sides, French doors lead into the rear garden. Perspex roof.

A door from the kitchen leads to the utility room which is fitted with stainless steel sink and drainer. Freezer and washing machine. Window to the side and a door leads to the rear garden. The recently upgraded family bathroom which is

fully tiled is fitted with a W.C., wash hand basin and bath. Opaque window.

The master bedroom offers a window to the rear. Two mirrored wardrobes within alcove leading to ensuite. A door leads into the en suite which is fitted with a double walk-in shower cubicle with mixer shower. W.C. and wash hand basin. Opaque window.

Bedroom two offers a window to the front and double mirrored wardrobe facilities.

Bedroom three offers a window to the front and mirrored wardrobe facilities.

There is a gas central heating system throughout the property, all windows are double glazed.

To the front a driveway leads to the attached garage which is accessed via an up and over door.

The garden to the front is laid to lawn with a border filled with mature shrubs.

The garden to the rear and side is laid to lawn and bordered by mature conifer hedging to the rear.





- Spacious Detached Bungalow
- Entrance Vestibule and Hallway
- Lounge
- Dining kitchen
- Sun room
- Three bedrooms (Master en suite)
- Family bathroom
- Gas central heating & Double glazing
- Driveway leading to attached garage
- Garden grounds laid to lawn to the front, side and rear

## INCLUDED

All fitted carpets, fitted floor coverings, freezer and washing machine

## 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: 1205.00 SQ FT**







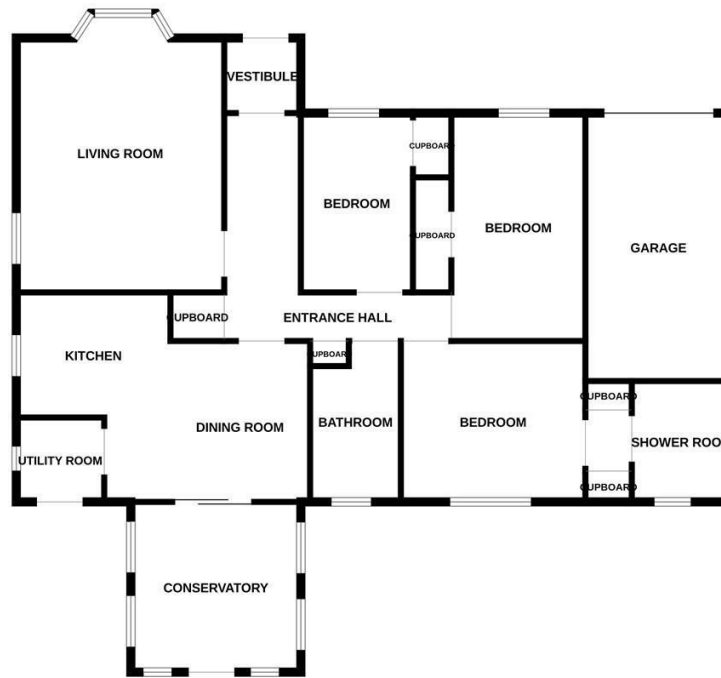
## Room Sizes

*Approximate measurements*

Lounge	13'5" x 16'6"
Kitchen	10'2" x 10'2"
Dining area	13'0" x 10'6"
Conservatory	11'1" x 7'4"
Utility	5'7" x 6'6"
Bathroom	5'11" x 10'6"
Bedroom 1	12'2" x 10'6"
En suite	5'10" x 7'10"
Bedroom 2	8'10" x 14'9"
Bedroom 3	7'3" x 11'8"
Garage	9'5" x 17'4"



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description 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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