



The Granary Wester Balgarvie, Cupar, KY15 5NE
Offers Over £550,000



The Granary Wester Balgarvie Cupar KY15 5NE

OFFERS OVER
£550,000

Rollos are delighted to present to the market The Granary which is a stunning family home, situated within a small steading development surrounded by open rural views.

The property is entered into the porch where a further door leads into the hallway. Two storage cupboards one housing the central heating boiler and one large walk in.

The lounge offers two sets of patio doors leading to decked area with uninterrupted views over the Lomond Hills, feature Log burning stove with surround. Windows to the sides filtering through an abundance of natural light.

The impressively large open plan dining kitchen offers ideal family living space, feature window seat to the rear and French doors to paved patio area. Feature island / breakfast bar fitted with light sink and drainer and storage cupboards below. Further light-coloured base and wall units, wood effect work surfaces, induction hob with canopy above and double oven. Integral fridge freezer and dishwasher.

Utility room fitted with light base units, wood effect workfaces, light sink and drainer, a door leads to the rear.

Shower room which offers a corner shower cubicle fitted with a mixer shower, W.C., and wash hand basin. Opaque window.

A feature staircase with glass panels leads to the upper level landing offering Velux windows filtering through natural light. On the upper level there are four double bedrooms one which offers French doors to a Juliet Balcony with open rural views towards the Lomond Hills and leads into the en suite which is fitted with a corner shower cubicle and mixer shower. W.C. and wash hand basin set within vanity unit.

The family bathroom is fitted with a W.C., wash hand basin and bath. Separate shower cubicle with mixer shower.

The property is fully double glazed and there is oil central heating throughout.

Open plan gardens to the front offer uninterrupted open rural views. Area laid to lawn, decked area leading from the lounge and paved area. Driveway offering parking. Garage.





- Stunning family home within a small steading development
- Entrance Porch & Hallway
- Lounge with feature log burning stove
- Open plan dining kitchen
- Shower room
- Utility
- Four double bedrooms (one en suite)
- Family bathroom
- Garage
- Driveway with open plan gardens offering rural views

INCLUDED

All fitted carpets, floor covering and integral appliances

SERVICES

Private water supply, Septic tank and electric.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND G

EPC RATING: C

FLOOR AREA: 2454.00 SQ FT



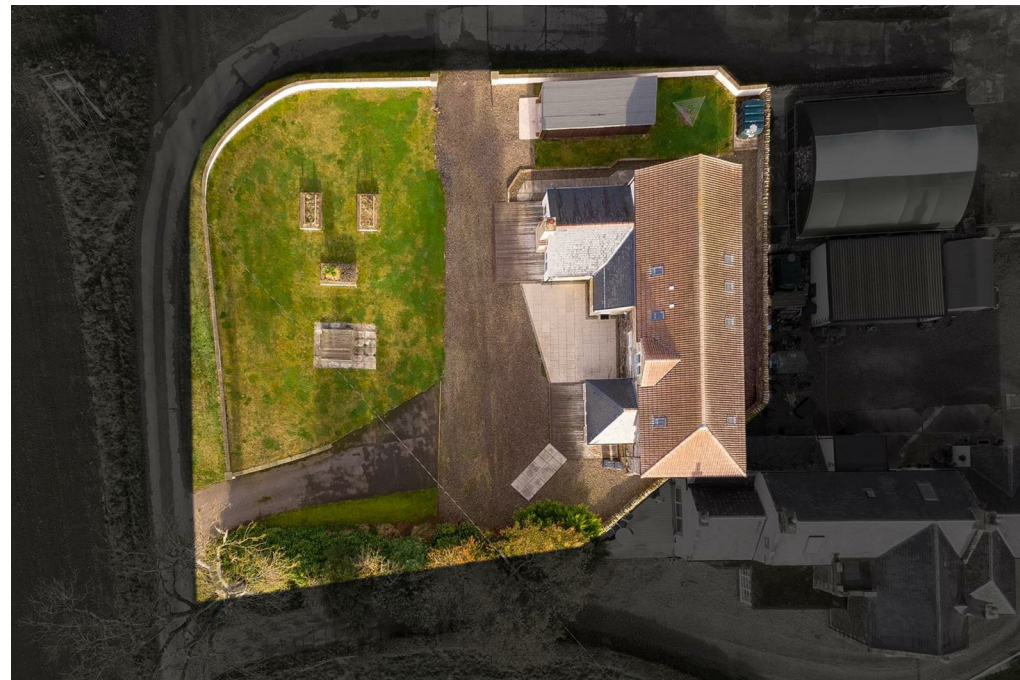




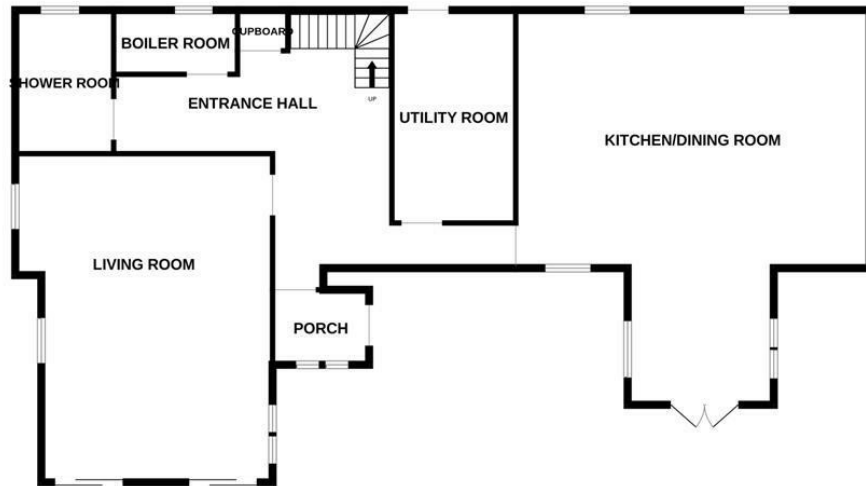
Room Sizes

Approximate measurements

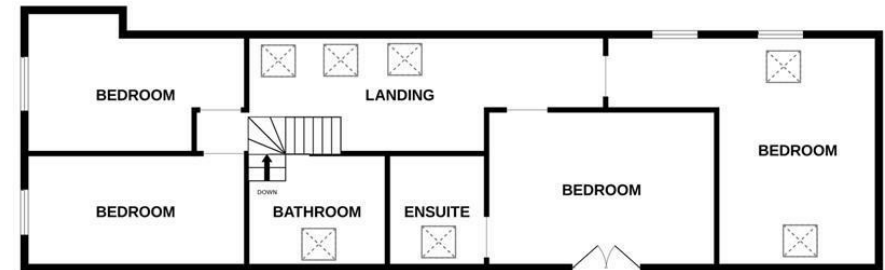
Lounge	26'2" x 16'4"
Dining kitchen	27'2" x 23'11"
Shower room	9'10" x 6'6"
Utility	11'1" x 8'10"
Master bedroom	16'4" x 11'1"
En suite	6'10" x 5'10"
Bedroom 2	20'11" x 15'5"
Bedroom 3	16'4" x 8'6"
Bedroom 4	16'4" x 9'10"
Family bathroom	9'10" x 6'6"



GROUND FLOOR



1ST 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 as to their operability or efficiency can be given.
Made with Metropix ©2025



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

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

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.