



3 Tarvit Gardens, Cupar, KY15 5BT

Offers Over £350,000



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OFFERS OVER
£350,000

Number three is a spacious detached family villa which is situated at the end of a quiet cul de sac location within walking distance to the town's amenities.

The property is entered from the front into the glazed, entrance vestibule where a further door leads into the hallway.

The bright lounge offers a picture window to the front and double doors lead into the dining room with a window to the rear. Doors from the dining room and hallway give access to the kitchen area which is fitted with wood effect base and wall units, stainless steel sink and drainer. Electric oven and hob with extractor above. Integral dishwasher and fridge. Separate utility area with base units, space for fridge freezer, washing machine and tumble dryer. A door leads to and windows overlook the garden to the rear.

Within the hallway there is a storage cupboard and W.C. fitted with wash hand basin, W.C. and opaque window.

A staircase leads to the upper level with window. The master bedroom offers a window to the rear, fitted wardrobe facilities and fitted bedside cabinets. The en suite wet room can be accessed

via the master bedroom or hallway and is fitted with a W.C., wash hand basin, shower area with mixer shower. Opaque window.

Bedroom 2 offers a window to the front and fitted wardrobe facilities,

Bedroom 3 offers a window to the front and storage cupboard.

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

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

The garden to the front is laid to lawn with mature trees, shrubs and bushes.

A gate leads to the enclosed rear garden which is mainly laid to lawn.





- Detached villa within a quiet cul de sac location
- Entrance Vestibule leading to hallway
- Lounge
- Dining room
- Kitchen / Utility area
- W.C.
- Three bedrooms (one en suite)
- Large wet room
- Driveway parking leading to detached garage
- Gardens to front and rear

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances.

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: 1388.00 SQ FT







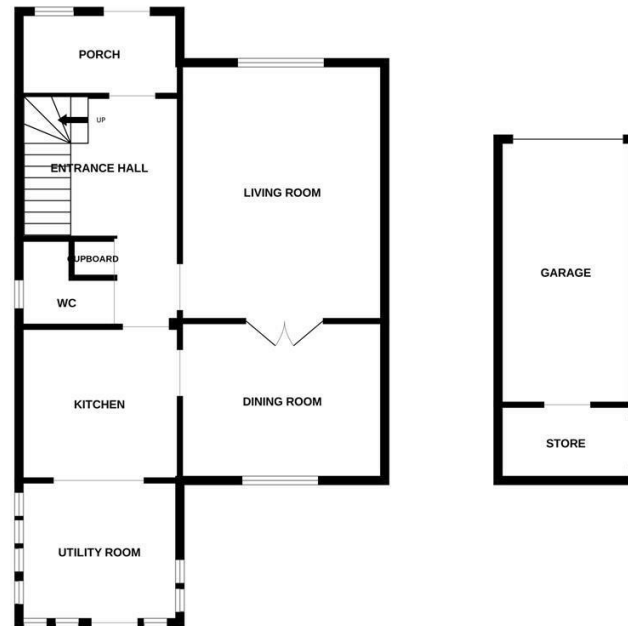
Room Sizes

Approximate measurements

Vestibule	10'1" x 5'3"
W.C.	5'10" x 5'7"
Kitchen / Utility	20'6" x 11'4"
Dining room	13'0" x 10'0"
Lounge	16'8" x 12'11"
Master bedroom	13'0" x 13'9"
En suite	10'6" x 7'3"
Bedroom2	13'0" x 13'3"
Bedroom 3	9'11" x 10'1"
Wet room	



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.
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