



Kinkell 6 Bowling Green Road, Cupar, KY15 4HD

Offers Over £325,000



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Number six is a spacious detached bungalow offering many original features throughout, located within a popular residential area of the town. The property requires modernisation throughout and also offers the potential to extend into the attic subject to necessary consents. The property is entered from the front entrance into the vestibule where a partially glazed door leads into the main hallway.

The lounge offers a triple window to the front, gas fire with surround. Storage press.

The dining room offers a triple window to the front, gas fire with surround.

Bedroom one offers a window to the side and storage cupboard.

Bedroom two offers a widow to the rear and sliding storage wardrobes.

Bedroom three offers a walk-in wardrobe and window to the rear.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower. Opaque window to the rear. Heated towel rail.

The kitchen which is in need of upgrading is fitted with a selection of base units, stainless steel sink with double drainer. Slot in cooker and

space for other appliances. Original Pully. Walk in pantry housing the alarm. Window over looks and door leads to the rear porch.

The porch is glazed and steps lead down to the main rear door.

The hallway offers two storage cupboards and access to the attic space via a Ramsay Type ladder. The attic is partially floored and offers power and light

There is a gas central heating system throughout, all windows are double glazed and an alarm system is fitted within the property.

To the front of the property the garden is laid to lawn. Monobloked area to the front and side leading to the carport and timber garage. Area for storage below the rear porch.

A gate leads into the rear garden which is mainly laid to lawn with mature borders offering a selection of shrubs and timber shed. The garden is bordered with leylandii hedging with a further pathed area beyond and second timber shed.





- Detached bungalow within a desirable residential area of the town
- In need of modernisation and potential to extend subject to consents
- Two public rooms to the front
- Three bedrooms
- Kitchen
- Bathroom
- Gas central heating, Double glazing & Alarm
- Monoblocked driveway to the front
- Carport & Timber garage
- Large enclosed garden to the rear

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: E

FLOOR AREA: 1140.00 SQ FT







Room Sizes

Approximate measurements

Dining room	12'9" x 15'2"
Lounge	12'8" x 17'3"
Kitchen	13'11" x 7'11"
Bedroom 1	13'10" x 10'0"
Bedroom 2	10'10" x 11'2"
Bedroom 3	10'6" x 10'11"
Bathroom	6'1" x 6'10"
Porch	15'3" x 4'10"



Approximate Gross Internal Area = 116.0 sq m / 1249 sq ft

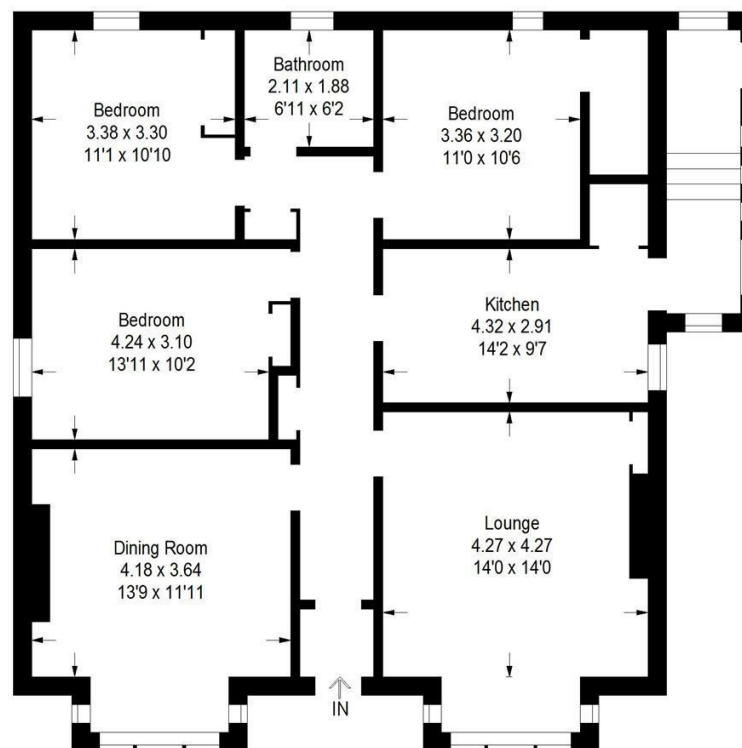


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