



6 West Park Road, Cupar, KY15 5DL

Offers Over £320,000



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Cupar
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£320,000

CLOSING DATE SET MONDAY 24TH AT 12 NOON

Number six is a spacious detached extended bungalow with accommodation over two levels making this an ideal family home with potential to extend further within the attic space subject to necessary consents.

recreational activities and shopping facilities. Cupar also offers a mainline railway station and excellent bus services.

The property is entered from the front into the entrance vestibule and further door to hallway which offers excellent storage facilities. The lounge offers a feature Log Burning stove with timber mantle and surround. Bay window to the front.

The kitchen area is fitted with Sage base and wall units, stainless steel sink and drainer. Integral dishwasher and fridge freezer. Slot in range style cooker. Central island with power. Window to the side and rear. The Living/Dining area offers French doors to the rear garden and a double window to the side. Ample space for family living.

The large utility room offers light base and wall

units, Belfast sink. Space for washing machine. Window to the side.

Bedroom one offers a window to the side and has an en suite shower room which is fitted with a W.C., wash hand basin within a vanity unit. Walk in shower cubicle with mixer shower.

Bedroom two offers a feature log burning stove with timber surround and window to the front. The family bathroom is fitted with a free-standing roll top bath, W.C. and wash hand basin. Opaque window to the side.

A staircase from the hallway leads to bedroom three. There is planning permission to extend. There is ample storage space within the attic. To the front of the property the garden is laid out for ease of maintenance with a driveway to the side leading to the detached garage. Power and light. Storage coal sheds.

The delightfully, enclosed extensive gardens to the rear are mainly laid to lawn with various trees and shrubs. Archway through to a vegetable plot, log store and shed.





- Spacious detached bungalow over two levels offering family accommodation
- Entrance vestibule through to hallway
- Lounge with feature log burning stove
- Fitted kitchen / dining / family room with French doors to the rear
- Three bedrooms one with en suite
- Family bathroom
- Planning permission in place to extend within the attic space
- Detached garage
- Parking to the side for several vehicles
- Delightful, extensive enclosed garden to the rear

INCLUDED

Mains water, drainage, gas and electricity

SERVICES

All fitted carpets and fitted floor coverings.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

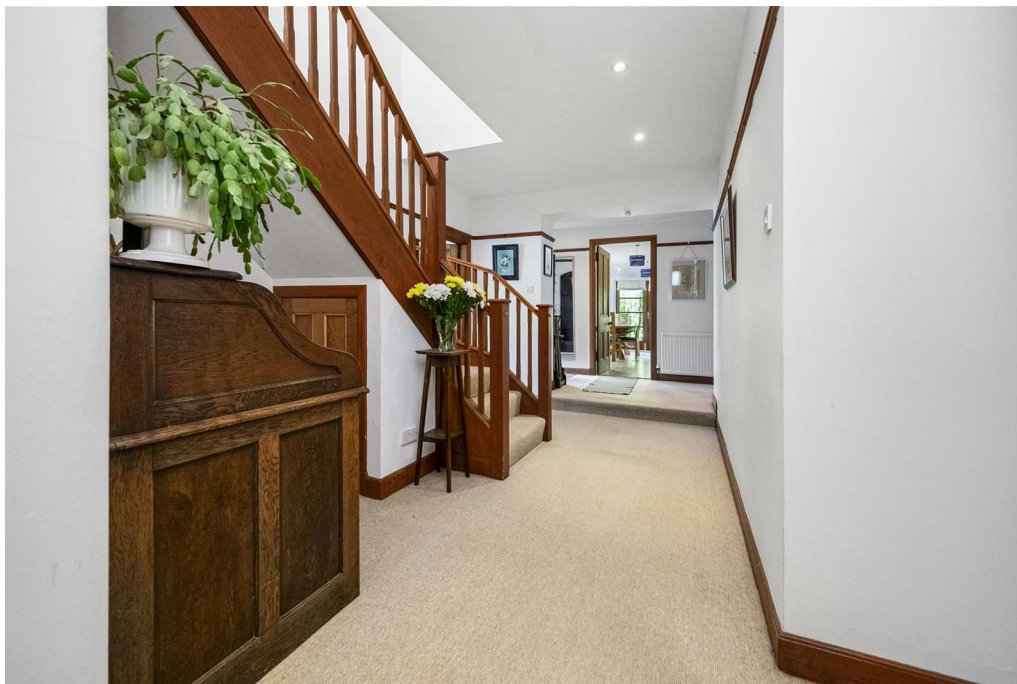
COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 1593.00 SQ FT







Room Sizes

Approximate measurements

Vestibule	3'10" x 3'4"
Lounge	15'0" x 14'10"
Kitchen / Living / Dining area	17'0" x 22'6"
Utility	13'2" x 7'2"
Bedroom	14'6" x 11'6"
Bedroom	13'2" x 10'0"
Family bathroom	8'8" x 8'6"
Bedroom	12'0" x 11'4"



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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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

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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.