



39 Hogarth Drive, Cupar, KY15 5YU

Offers Over £300,000



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Cupar  
KY15 5YU

**OFFERS OVER**  
**£300,000**

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Number thirty nice is a well-presented detached bungalow which is positioned with a sought-after area of the town.

Cupar offers a wide selection of amenities including a 9 hole golf course, shops, bars, restaurants, supermarket, primary and secondary schools all within walking distance. The mainline railway station and bus services offer connections to Dundee, Edinburgh, Kirkcaldy and Glasgow. The property is entered into the vestibule where a further glazed door leads into the hallway with storage facilities.

Lounge with double window to the front and feature electric fire with surround. A glazed door leads to the kitchen.

The recently upgraded kitchen is fitted with wood effect base and wall units, stainless steel sink and drainer. Integral dishwasher and fridge. Eye level double oven and induction hob. Double window to the rear. Door to utility area which gives access to the integral garage and a door to the rear garden. Base and wall units, stainless steel sink and drainer. Washing machine, tumble dryer and freezer.

Study offers double French doors leading into sun

room which offers windows to the side and rear and French doors lead to the side. Velux window.

The master bedroom is fitted with storage wardrobes along one wall and windows to the side and rear. A door leads into the en suite which is fitted with a W.C. and wash hand basin set within vanity unit. Shower cubicle with mixer shower. Opaque window to the side.

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

The main shower room is fitted with a W.C. and wash hand basin. Shower cubicle with mixer shower. Opaque window to the side.

To the front the garden is open plan with mature shrubs. A monoblocked driveway offers parking for two vehicles.

The garage which is accessed via an electric up and over door to the front and integral door to the utility.

A gate to the side leads to the rear garden which is fully enclosed and laid out for ease of maintenance.





- Spacious, freshly presented detached bungalow within a popular residential area of the town
- Entrance vestibule to Hallway
- Lounge
- Breakfasting kitchen & Utility
- Study through to sun room
- Two bedrooms one en suite
- Shower room
- Integral garage
- Monoblocked driveway to the front
- Enclosed gardens to the rear

### **INCLUDED**

All fitted carpets, fitted floor coverings, integral appliances. Fridge, freezer, washing machine, tumble dryer and other items are available by separate negotiation.

### **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: 1216.00 SQ FT**



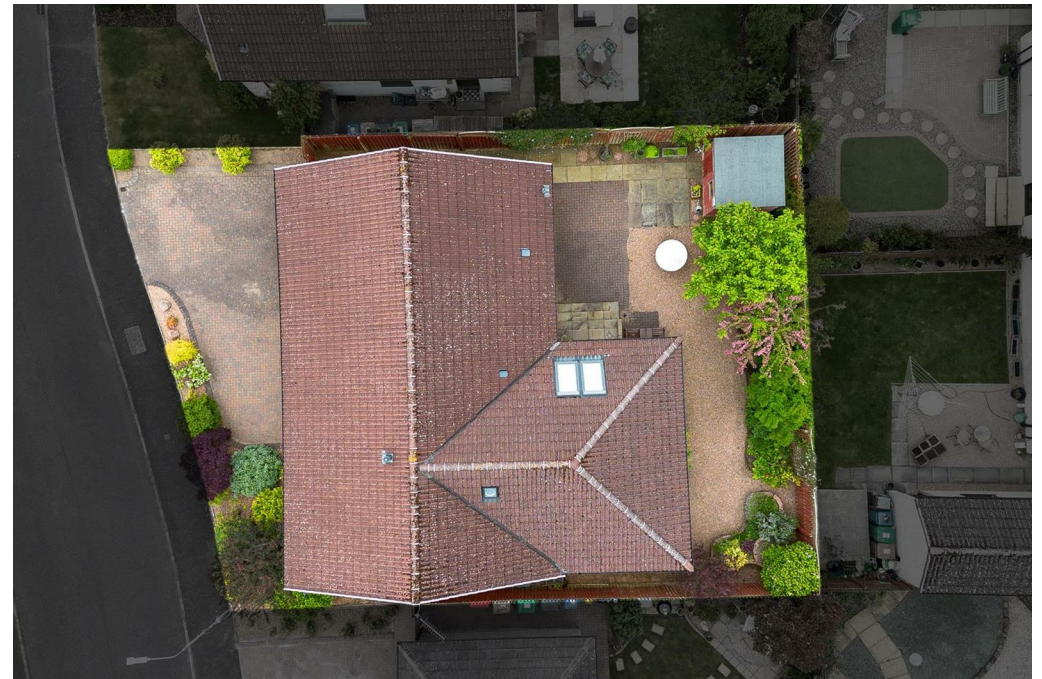




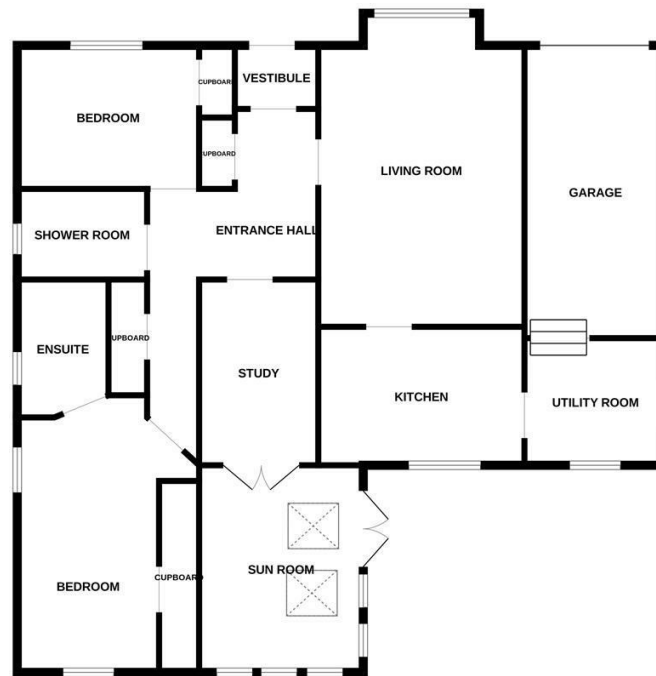
## Room Sizes

*Approximate measurements*

Bedroom	11'9" x 9'3"
Shower room	8'4" x 5'11"
En suite	5'10" x 8'11"
Bedroom	9'2" x 16'7"
Sun room	10'7" x 13'5"
Study	7'5" x 10'11"
Kitchen	13'4" x 9'0"
Living room	13'4" x 17'1"
Utility	9'6" x 7'2"
Garage	9'2" x 18'10"



## GROUND 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 misstatement. This plan is for guidance 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 is given as to their operability or efficiency can be given.  
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without any obligation.

Contact our Property Department  
at any of our offices.