



2 Gowan Park, Cupar, KY15 4AZ

Offers Over £470,000



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**OFFERS OVER  
£470,000**

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Number two is a spacious semi-detached villa with family proportioned accommodation and large garden grounds to the front within a quiet area of the town.

The property is accessed via a door from the front into the sitting room which offers Velux windows filtering through an abundance of natural light and a door leads to the office which offers a window to the rear.

The lounge offers a Bay window to the delightful garden and a feature log burning stove with slate hearth and surround.

Then dining room also offers a Bay window to the garden grounds.

The breakfasting kitchen offers light base and wall units, with wood effect work surfaces, stainless steel sink and drainer. Eye level oven and gas hob. Space for washing machine and dishwasher.

The shower room on ground level is fitted with a W.C., wash hand basin and shower cubicle with electric shower.

Rear vestibule with door to the enclosed rear garden.

A staircase leads to the upper level where there

are four bedrooms one which offers a walk in storage cupboard.

The bathroom is fitted with a W.C., wash hand basin set within vanity storage unit, bath and shower.

The delightful extensive garden grounds are mainly to the front of the property and are laid to lawn with a variety of well established plants, trees and shrubs. Beyond the main garden there is a further area of garden with greenhouse and wood store. Parking.

The rear garden is laid to lawn and the detached garage which is accessed via an up and over door to the front and door to the side.





- Spacious Semi-Detached Villa offering family proportioned accommodation and large garden grounds
- Three public rooms
- Four bedrooms
- Breakfasting kitchen
- Office
- Shower room & Bathroom
- Parking
- Delightful well stocked garden to the front with further area beyond
- Detached garage
- Drying green to the rear

### **INCLUDED**

All fitted carpets, fitted floor coverings and greenhouse.

### **SERVICES**

Mains water, drainage, gas and electricity.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND F**

**EPC RATING: D**

**FLOOR AREA: 2088.00 SQ FT**







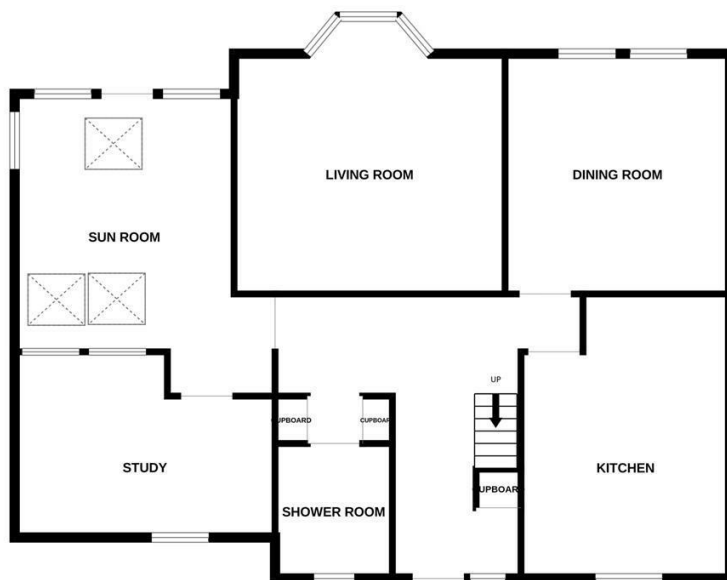
## Room Sizes

*Approximate measurements*

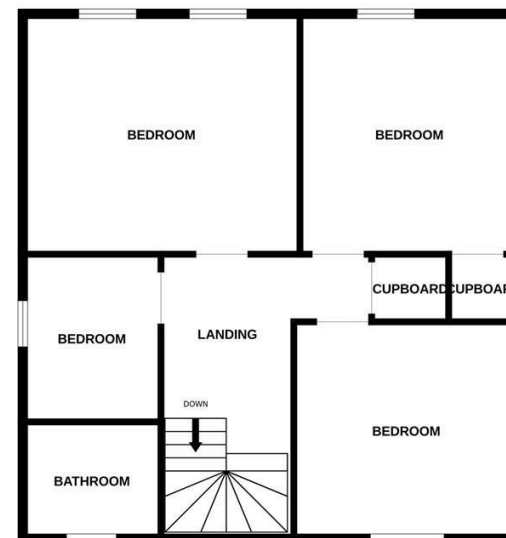
Sun room	12'8" x 14'9"
Study	14'11" x 10'8"
Shower room	6'9" x 6'3"
Kitchen	12'1" x 15'7"
Dining room	12'11" x 13'10"
Living room	14'10" x 13'9"
Bedroom	14'11" x 13'9"
Bedroom	7'4" x 8'6"
Bathroom	7'2" x 6'9"
Bedroom	13'0" x 11'6"
Bedroom	13'0" x 13'9"



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

Contact our Property Department at any of our offices.