



The Bungalow Cults Mill, Cupar, KY15 5RD  
Offers Over £600,000







# The Bungalow Cults Mill

## Cupar

### KY15 5RD

**OFFERS OVER**  
**£600,000**

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Rollos are delighted to bring to the market 'The Bungalow' set within a tranquil and sought after rural location in the historic Cults Mill hamlet, only 4 miles from the market town of Cupar and within easy reach of Dundee and St Andrews. This house features beautiful Fife sandstone and hardwood double glazed sash windows. The property offers adaptable accommodation and is an ideal family home.

The property has two main entry's one to the rear and one to the side.

The property is entered into the vestibule with pantry and leads into a well-appointed utility room.

A door then leads to the large open plan kitchen / family dining area which is flooded with natural light from numerous windows and French doors which open to rear deck and garden, with view to the River Eden.

A hallway leads to the side entrance and a well-proportioned lounge with open fire, bay window and French doors to garden.

Another hallway leads to the spacious master bedroom with built in wardrobes and ensuite with walk in shower, WC and basin. There are 2

further well-proportioned bedrooms with built in wardrobes and one with ensuite shower, WC and basin. At the end of this hallway is a large shower room with WC and basin. A further hallway leads to an office area with storage and a 2nd large living area with patio doors. Bedroom 4 and another shower room with WC and basin, are accessed from this area.

Externally there is a driveway offering parking for several vehicles. Detached double garage with staircase to storage above.

Substantial garden grounds surround the property to the front and rear, and there is also an internal courtyard. The gardens are bordered by the River Eden.

Directions

From the A914 follow the road down keeping to the right with the steading on the left. The Bungalow is the next property you will come to on the right.

What3words ///newsprint.contiuned.wide







- Substantial 4 bedroomed detached bungalow within a desirable rural location set within large garden grounds
- Offering adaptable accommodation
- Large Open Plan Dining / Family Kitchen
- 2 large living areas
- 4 Bedrooms (2 en suite)
- Office
- Bathroom, Shower room and W.C.
- Air source heat pump, solar panels Underfloor heating
- Detached double garage with stair case to storage above. Driveway offering parking for several vehicles
- Extensive garden grounds bordered by the River Eden

## INCLUDED

All fitted carpets and fitted floor coverings

## SERVICES

Flo gas. Air conditioning.

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND G**

**EPC RATING: D**

**FLOOR AREA: 2701.00 SQ FT**













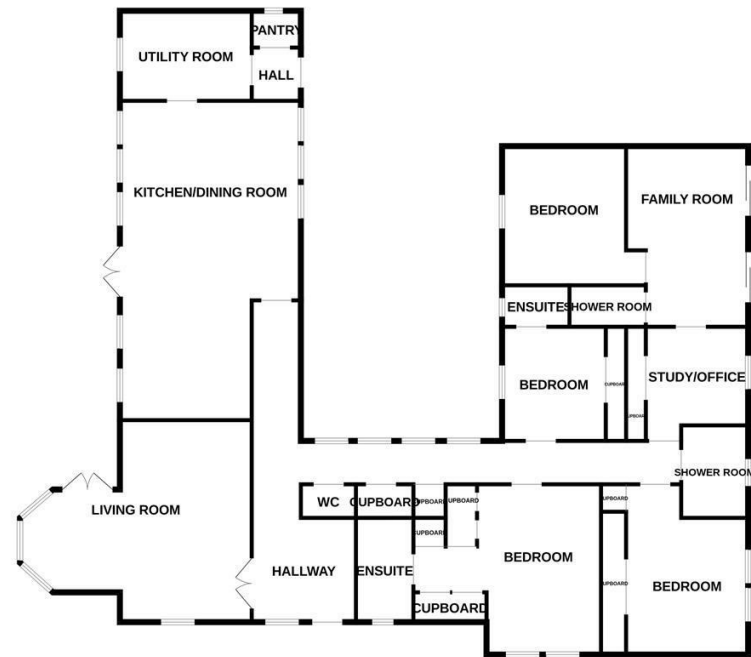
## Room Sizes

*Approximate measurements*

Utility	12'11" x 8'10"
Kitchen / Dining	17'10" x 31'4"
Living room	20'7" x 19'10"
W.C.	6'2" x 3'3"
Bedroom 1	18'1" x 14'7"
En suite	5'8" x 10'3"
Bedroom 2	10'5" x 12'1"
Shower room	7'2" x 8'6"
Office / Study	12'5" x 11'9"
Bedroom 3	12'2" x 12'3"
En suite	6'6" x 4'1"
Family room	10'3" x 17'8"
Shower room	7'2" x 4'1"
Bedroom 4	11'9" x 12'10"



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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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