



Lindou, 11 Pitlair Park, Bow of Fife, KY15 5RF

Offers Over £350,000



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Lindau is an immaculately presented over 55's detached bungalow situated within a rural setting within the Pitlair House Estate and only a short driveway to Cupar town which offers a comprehensive range of facilities including shops, supermarkets and main railway line.

The property is entered into the hallway which offers excellent storage along one wall and two further storage cupboards.

The bright lounge offers two windows to the front and within the dining area there are French doors leading out to the patio area.

A door from the lounge leads into the modern fitted kitchen with grey base and wall units, light coloured sink with co ordinating worksurfaces. Integral fridge. Oven, eye level microwave. Electric hob. Window over looks the garden to the rear.

The utility room offers access to the rear garden and is fitted with grey base units, stainless steel sink and integral freezer. Washing machine and tumble dryer.

Bedroom one is a double room and offers two windows to the rear.

Bedroom two offers a window to the front, built

in storage and a door leads to the en suite which is fitted with a double shower cubicle, mixer shower, W.C., and wash hand basin. Opaque window.

Bedroom three is currently being utilised as an office and offers windows to the front.

The W.C. is fitted with a wash hand basin W.C. and opaque window.

Access to the integral garage is via a door from the hallway and an electric up and over door to the rear garden. It offers power and light and door to the rear garden.

The property offers electric central heating and double glazing.

The garden to the front is open plan and laid to lawn. To the rear there is a paved area with a selection of plants and shrubs. Beyond there is an open plan communal area which is maintained by the care home.





- Immaculately presented over 55's detached bungalow
- Situated within rural location
- Entrance hallway
- Lounge / Dining room
- Modern fitted kitchen & Utility
- Three bedrooms (one en suite)
- W.C.
- Electric heating and Double glazing throughout
- Monoblocked Driveway to Integral garage
- Delightful garden grounds to the rear

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances.

SERVICES

Mains water, drainage and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1334.00 SQ FT







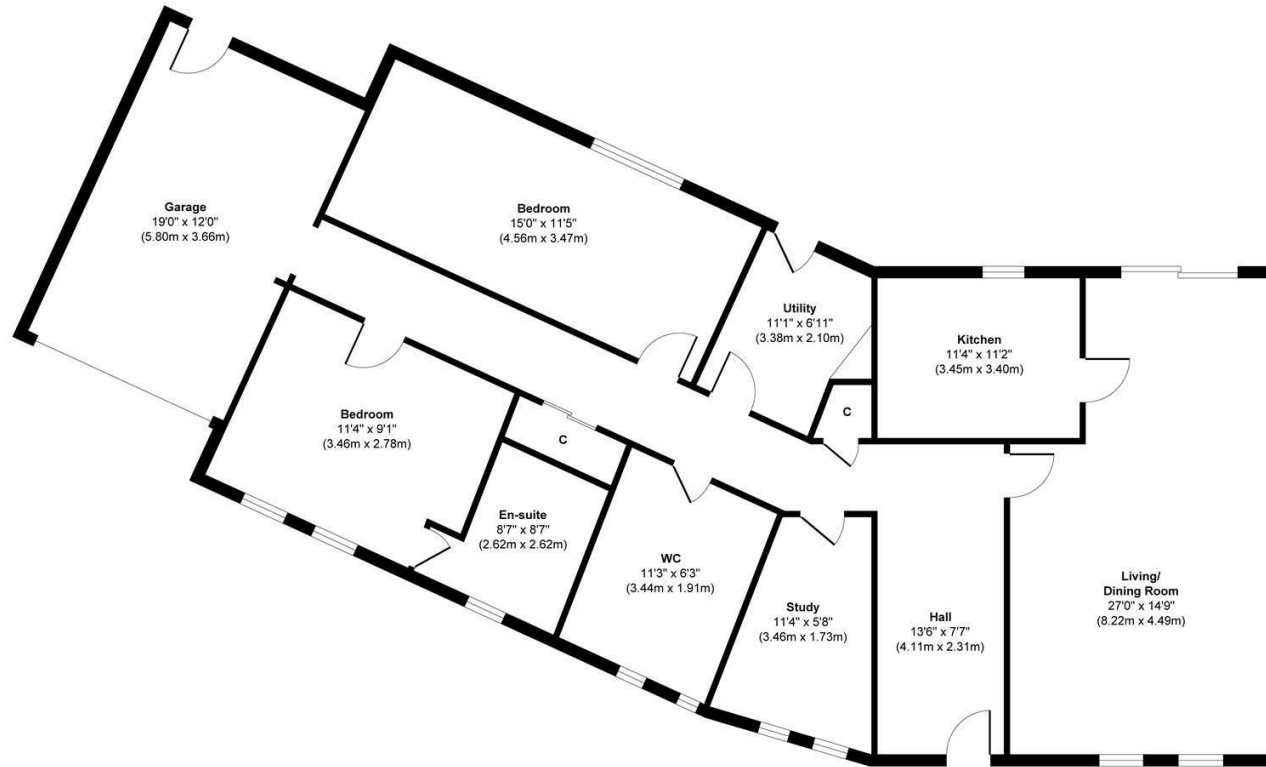
Room Sizes

Approximate measurements

Living / dining room	26'11" x 14'8"
Kitchen	10'4" x 11'1"
Hallway	13'5" x 7'6"
Study	11'4" x 5'8"
Utility	11'1" x 6'10"
W.C.	11'3" x 6'3"
Bedroom	14'11" x 11'4"
Bedroom	11'4" x 9'1"
En suite	8'3" x 8'7"
Garage	19'0" x 12'0"



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Floor Plan

Approx. Gross Internal Floor Area 1723 sq. ft / 160.10 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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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

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

Contact our Property Department
at any of our offices.