



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

Offers Over £350,000



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**OFFERS OVER  
£350,000**

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 front. 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**







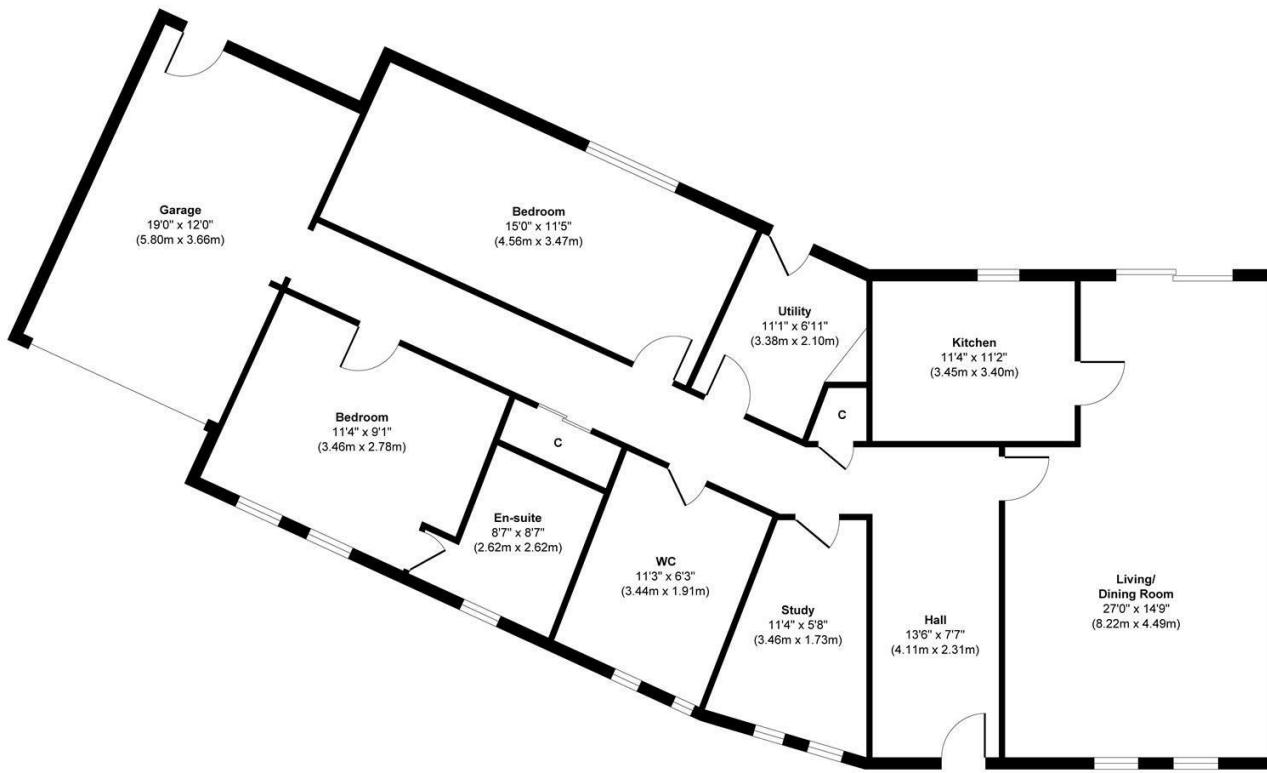
## Room Sizes

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"



## Lindau, 11 Pitlair Park, Cupar, KY15 5RF



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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without any obligation.

Contact our Property Department  
at any of our offices.