ROLLOS

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Cupar | St Andrews | Glenrothes

44 Meadowside Road, Cupar, KY15 5DD

Offers Over £430,000

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Cupar
KY15 5DD

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£430,000

Immaculate detached villa offering family proportioned accommodation over four levels situated within a popular area of the town within walking distance to all local amenities including the train station and supermarkets.
The property is entered from the front into the entrance hallway. Storage cupboard.
W.C. fitted with wash hand basin, w.c. and opaque window to the front.
The lounge offers a triple window to the front.
From the hallway stairs lead to the dining/ family kitchen. The modern kitchen is fitted with dark base and wall units with coordinating work surfaces and sink. Breakfast bar area. Integral fridge freezer, dishwasher and wine cooler. Space for washing machine. Gas hob with extractor above, self cleaning lower oven and grill, upper oven grill and microwave.
Window to the rear. Within the family / dining area there is French doors leading to the paved patio area to the rear. From the hallway a further staircase leads to the master bedroom en suite which offers feature Juliet balcony to the front, walk in dressing room and storage cupboard. The en suite is fitted with a walk-in shower cubicle with mixer shower. W.C. and wash hand basin set with vanity storage unit. The bathroom is fitted with a W.C. and wash hand basin set within vanity unit. Bath with over bath mixer shower. Opaque window to the front.
Bedroom two offers a triple window to the front and wardrobes along one wall, further Storage cupboard. A further staircase leads to three further bedrooms
Bedroom three offers a window to the rear and en suite shower room fitted with a W.C., wash hand basin and shower cubicle with mixer shower. Opaque window to the rear.
Bedrooms 4 & 5 offer windows to the rear. To the front of the property there is a monoblocked driveway for two vehicles and access to the garage via an electric door. Storage space above. Power, light and central heating boiler. The garden to the rear offers a decked section and patio. Raised vegetable beds. Greenhouse. Shed

- Immaculately presented detached villa
- Offering excellent accommodation
- Entrance hallway
- Lounge
- Family / Dining / kitchen
- 5 Bedrooms (2 en suite)
- Family bathroom & W.C.
- Double garage
- Garden grounds to the rear
- Open plan garden to the front with driveway parking

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, gas, electricity and solar panels.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND G
EPC RATING: C
FLOOR AREA: 1668.00 SQ FT

Room Sizes

Approximate measurements

Garage	16'4" x 21'8"
Kitchen	15'1" x 9'9"
Dining room	15'1" x 9'9"
Living room	12'11" x 17'9"
W.C.	1'7" x 5'1"
Bedroom	16'7" x 14'0"
En suite	5'9" x 7'6"
Dressing cupboard	7'2" x 7'6"
Bedroom / En suite	14'9" x 10'0"
En suite	4'7" x 6'5"
Bedroom	8'9" x 10'4"
Bedroom	8'7" x 13'11"
Bedroom	11'5" x 12'2"
Bathroom	7'3" x 5'11"

GROUND FLOOR
102.0 sq.m. approx.

1ST FLOOR
98.5 sq.m. approx.

TOTAL FLOOR AREA : 200.5 sq.m. approx.

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.

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