



Fyrish, Balgarvie Road, Cupar, KY15 4AJ

Offers Over £170,000



# Fyrish, Balfargvie Road Cupar KY15 4AJ

## OFFERS OVER £170,000

Fyrish is a Mid Terraced Cottage offering spacious accommodation bordering the Duffus Park.

Cupar offers a wide selection of amenities including a 9 hole golf course, shops, bars, restaurants, supermarkets, primary and secondary schooling all within walking distance. The mainline railway station and bus services offer connections to Dundee, Edinburgh and Kirkcaldy and Glasgow making this an ideal base for commuting.

The property is entered into the entrance vestibule where a further door leads into the hallway which offers storage facilities and access to the attic via wooden pull down ladder.

The lounge offers a large window to the front and feature electric fire with surround.

The breakfasting kitchen is fitted with light green base, wall and display units. Stainless steel sink and drainer. Electric hob with extractor above.

Eye level oven and grill. Space for appliances. Breakfast bar area. Two storage cupboards one housing the central heating boiler. Window over looks and door leads to the rear garden.

The wet room is fitted with an electric shower,

W.C. and wash hand basin. Opaque window to the rear.

Bedroom one offers a large window to the front, wardrobe facilities and storage cupboard.

Bedroom two offers a window to the rear and storage cupboard.

Bedroom 3 / office offers a window to the rear.

The property offers gas central heating and double glazing throughout.

The enclosed garden to the rear offers paved and chipped areas. A pathway beyond allows wheelie bin access to the side.

To the front the garden is laid out for ease of maintenance.





- Spacious Mid Terraced cottage bordering the Duffus Park
- Entrance vestibule
- Hallway
- Lounge
- Breakfasting kitchen
- Wet room
- Three bedrooms
- Gas central heating
- Double glazing
- Enclosed garden to the rear

### INCLUDED

All fitted carpets and fitted floor coverings.

### SERVICES

Mains water, drainage, gas and electricity.

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: C**

**FLOOR AREA: 968.00 SQ FT**



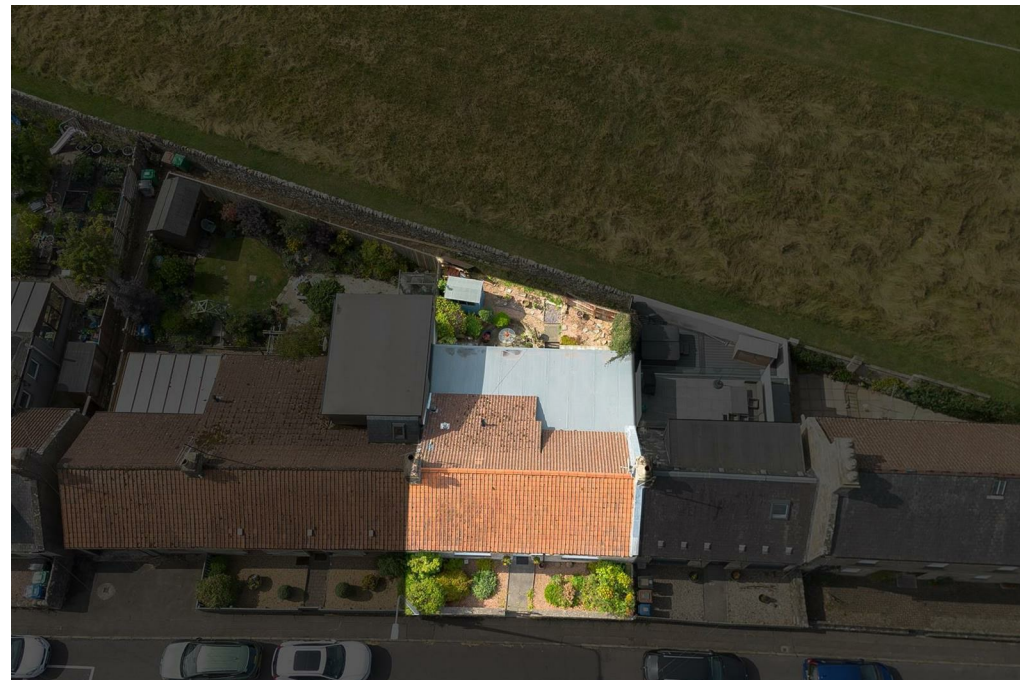




## Room Sizes

*Approximate measurements*

|           |                |
|-----------|----------------|
| Lounge    | 13'5" x 16'3"  |
| Kitchen   | 10'7" x 12'2"  |
| Wet room  | 6'2" x 5'1"    |
| Bedroom 1 | 14'9" x 11'10" |
| Bedroom   | 10'0" x 13'3"  |
| Bedroom 3 | 7'10" x 13'3"  |



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description 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 is given as to their operability or efficiency can be given.  
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