



7 Drummond Court, Cupar, KY15 5DE
Offers Over £195,000



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OFFERS OVER
£195,000

Number seven is a freshly presented Semi-detached villa which is located within a cul de sac location within an established residential area of the town.

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

The accommodation is entered into the entrance vestibule where a further glazed door leads into the hallway which offers fitted storage facilities. The bright lounge / dining room offers windows to the front and rear. Feature electric fireplace with surround.

The kitchen is fitted with light beech effect base and wall units, co ordinating worksurfaces. Further grey wall units above breakfast bar. Slot in electric cooker. Space for fridge freezer and washing machine. A window over looks and a door leads to the rear garden.

Bedroom on ground level with window to the front. A sliding door leads to the W.C. fitted with

a wash hand basin set within vanity unit and a W.C.

A staircase from the hallway leads to the upper level with a mid-level storage cupboard and Velux window.

Master Bedroom with three storage cupboards and a Velux window offering delightful open views towards Hill of Tarvit.

The second bedroom on the upper level offers a window to the front.

The wet room is fitted with a mixer shower and side screen, W.C. and wash hand basin set within vanity unit. Velux window.

The delightfully enclosed garden to the rear is laid to lawn with a newly fitted feature raised decked area. Chipped area. Border filled with a selection of plants and shrubs. Side access to rear garden available from the front.

To the front there is parking available within the cul de sac.





- Semi detached villa situated within a quiet cul de sac location with open views on the upper level to Hill of Tarvit.
- Entrance vestibule
- Lounge / dining room
- Fitted kitchen
- Bedroom on ground level leading to en suite W.C.
- Two further double bedrooms on the upper level
- Bathroom
- Gas central heating & Double glazing
- Delightful, private enclosed garden to the rear
- Parking close to hand

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 B

EPC RATING: C

FLOOR AREA: 850.00 SQ FT







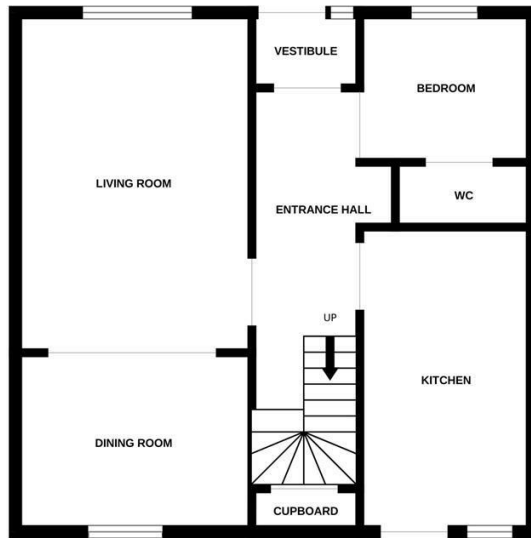
Room Sizes

Approximate measurements

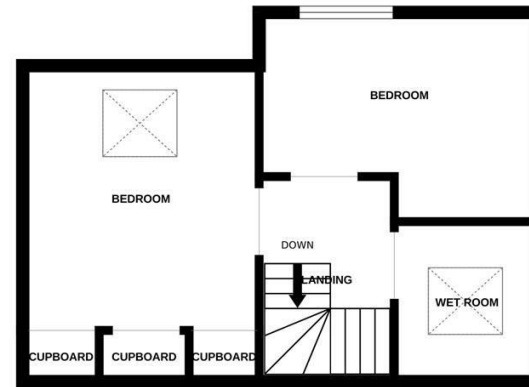
Lounge / Dining room	10'3" x 22'9"
Kitchen	6'3" x 13'1"
Bedroom - Ground level	6'7" x 7'9"
Bedroom 1	10'3" x 11'9"
Bedroom 2	9'6" x 11'11"
Wet room	6'3" x 7'1"



GROUND FLOOR



1ST FLOOR



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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Contact our Property Department at any of our offices.