ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes



62 Kirklands Park, Cupar, KY15 4EP

Offers Over £210,000



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Cupar
KY15 4EP

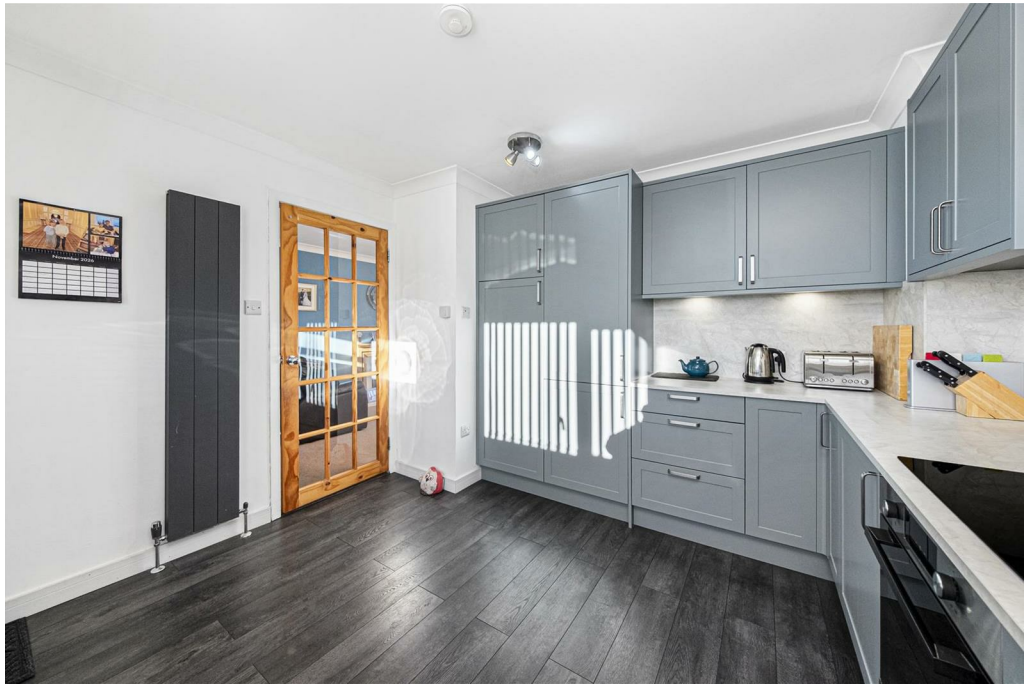
OFFERS OVER

£210,000

Number sixty-two is a spacious Semi detached villa offering family accommodation with enclosed garden to the rear.
The property is entered from the front into the entrance hallway.
The lounge / dining room offers a large window to the front and rear. Ample space to dine. The electric fire and surround will not be included.
A door with glazed planes from the lounge leads into the bright kitchen which is fitted with grey base and wall units, light co ordinating work surfaces and stainless-steel sink and drainer. Electric oven and hob with extractor above. Integral fridge freezer, washing machine and dishwasher. Window over looks and a door leads to the rear garden.
The bathroom on the ground level is fitted with a W.C, wash hand basin and bath.
A staircase leads to the upper level.
The shower room is fitted with a W.C., wash hand basin and shower cubicle with mixer shower. Large storage cupboard housing the central heating boiler. Opaque window.
Bedroom fitted with mirrored wardrobe facilities and a window to the rear.
Further bedroom again to the rear with mirrored wardrobe facilities and a window to the rear.
Bedroom three offers a window to the front.
Within the upper hallway there is access to the partially floored attic space which is accessed via a Ramsay type ladder.
To the front the garden is open plan with a driveway to the side offering parking for several vehicles and leads to the garage which is accessed via an up and over door to the front and courtesy door to the rear. Power and light.
Double timber gates lead into the enclosed rear garden which is laid to lawn.







- Bright, spacious Semi-Detached Villa within an established residential area of the town
- Entrance hallway
- Lounge / Dining room
- Fitted kitchen
- Three Bedrooms
- Bathroom & Shower room
- Gas central heating and double glazing
- Open plan garden to the front
- Driveway parking leading to garage
- Enclosed garden to the rear

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances will be included within the marketing price.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E
EPC RATING: C
FLOOR AREA: 990.00 SQ FT






BUCHAN





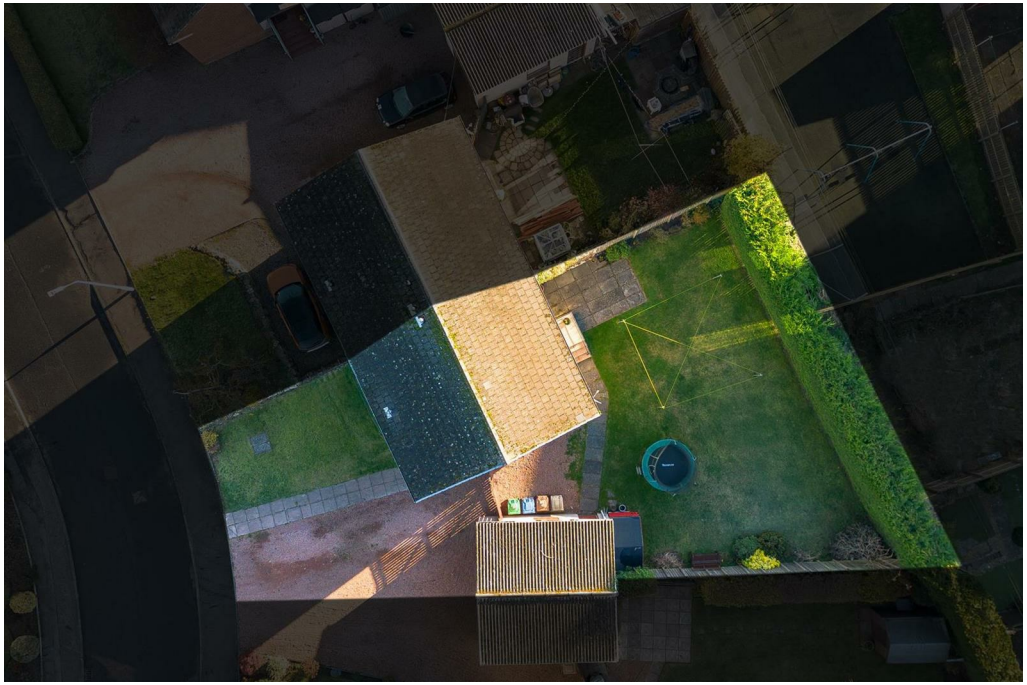




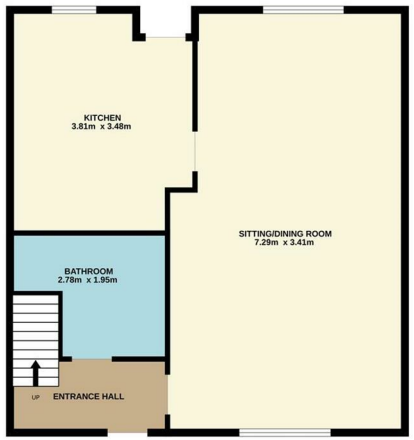
Room Sizes

Approximate measurements

Lounge	23'7" x 11'2"
Kitchen	11'4" x 12'2"
Bathroom	6'4" x 9'1"
Shower room	7'2" x 5'10"
Bedroom 1	11'1" x 10'6"
Bedroom 2	12'9" x 11'1"
Bedroom 3	9'2" x 9'5"



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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ROLLOS

WWW.ROLLOS.CO.UK
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

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