



Scotlyn, 32 Edenbank Road, Cupar, KY15 4HE
Offers Over £190,000



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Scotlyn is a well-presented Semi-Detached bungalow which is located within a popular residential area of the town within walking distance to all amenities.

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 service offer connections to Dundee, Edinburgh and Kirkcaldy and Glasgow making this an ideal base for commuting.

The property is entered via a door to the side into the entrance hallway which offers a storage cupboard.

A door leads into the kitchen which is fitted with light wood effect base and wall units, co ordinating worksurfaces and stainless-steel sink and drainer. Slot in electric cooker, washing machine and fridge freezer. Window to the front. A glazed door from the hallway leads into the lounge which offers a double window over looking the garden to the front.

A glazed door from the lounge leads to a further hallway giving access to the bedrooms and

bathroom.

Both bedrooms offer fitted wardrobe facilities and windows over looking the garden to the rear. The bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower and side screen. Opaque window to the side.

The hallway offers a storage cupboard housing the hot water tank and access to the attic space. The property offers double glazing and gas central heating throughout.

To the side there is a monoblocked driveway accommodating parking for several vehicles.

The garden to the front is open plan with area laid to lawn and shrubs.

A gate to the side leads to the private enclosed garden which offers an area with artificial grass, paved and chipped areas. Bordered by leylandii hedging. Timber shed.





- Well-presented Semi-Detached bungalow within a popular residential area of the town
- Entrance hallway
- Fitted kitchen
- Lounge
- Two bedrooms
- Bathroom
- Gas central heating & Double glazing
- Monoblocked driveway for several vehicles
- Open plan garden to the front
- Enclosed garden to the rear

INCLUDED

All fitted carpets, fitted floor coverings, washing machine, fridge freezer and timber shed

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 624.00 SQ FT







Room Sizes

Approximate measurements

Living Room	11'8" x 15'3"
Bedroom	8'10" x 11'11"
Bedroom	9'6" x 8'11"
Bathroom	5'10" x 6'10"
Kitchen	8'6" x 9'6"



GROUND FLOOR
55.4 sq.m. approx.



TOTAL FLOOR AREA: 55.4 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency can be given.
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