



**Granandra Ceres Road, Craigrothie – KY15 5QB**

Cupar

Offers Over **£160,000**







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## Granandra Ceres Road

Craigrothie, Cupar

Fantastic investment/ development opportunity in super semi-rural village location! New for sale a Traditional Semi-Detached Cottage with extensive garden ground & off-street parking with open countryside aspects. The property & land has superb scope to extend, potential building plots/s subject to planning approval in sought after location. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market an amazing home with potential comprising Lounge - Two Double Bedrooms - Kitchen Area - Shower-Room. Benefitting from DG- GCH - EPC G - Please note the property is available for cash purchase only. Eternally extensive walled garden & double driveway with open countryside aspects. View Now!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: C

- SEMI DETACHED COTTAGE WITH EXTENSIVE GROUNDS
- EXCITING DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
- CASH PURCHASE ONLY
- DG- GCH - EPC G
- DOUBLE DRIVEWAY
- LARGE GARDEN PLOT WITH OPEN ASPECTS
- LOUNGE- KITCHEN AREA
- SHOWER-ROOM
- LOVELY VILLAGE LOCATION







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#### GARDEN

Large rear garden, huge potential for development  
subject to planning approval.

#### OFF STREET


6 Parking Spaces







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>10</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>	<b>72</b>	<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



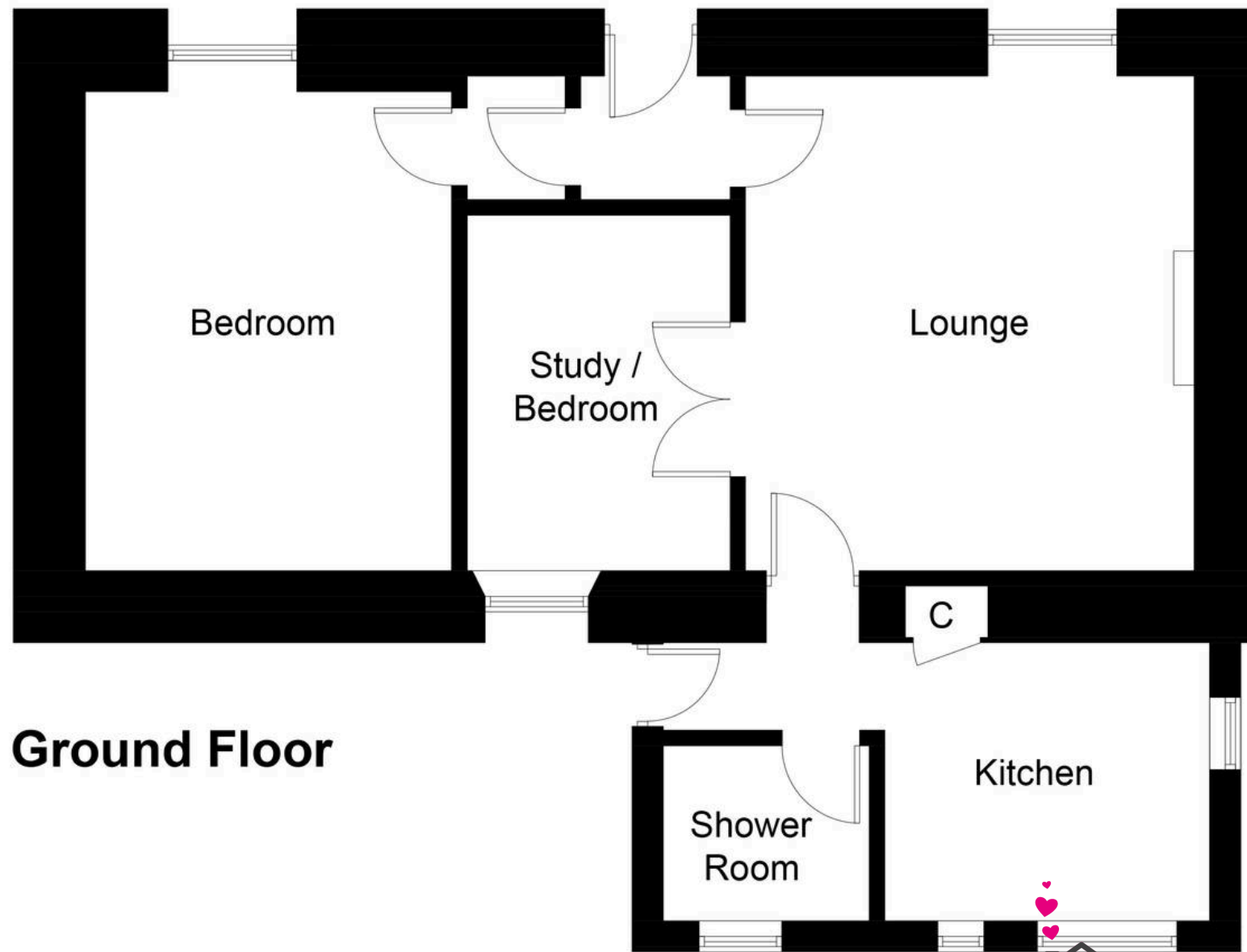


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