



Granandra Ceres Road, Craigrothie – KY15 5QB

Cupar

Offers Over £160,000





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



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

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

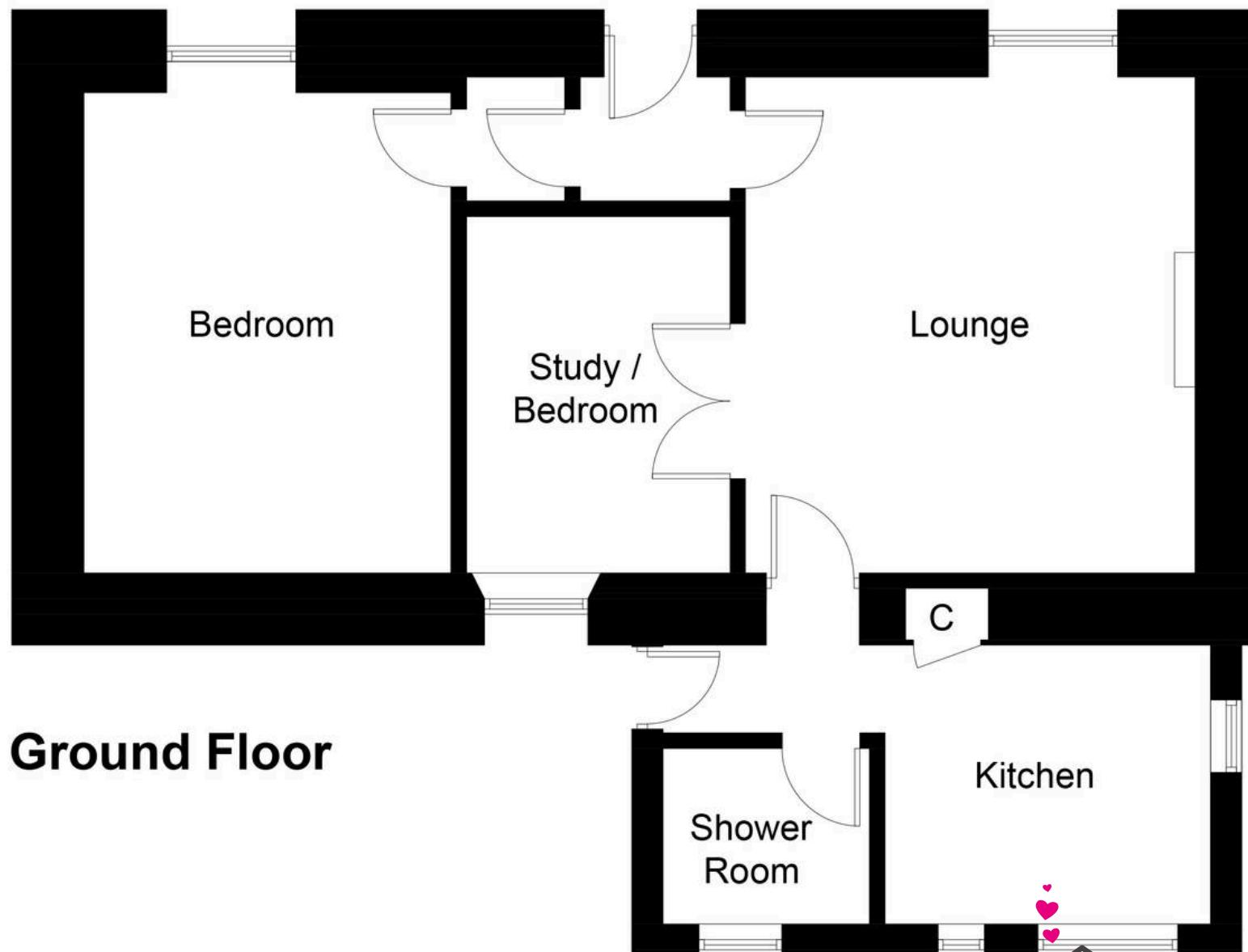


Illustration for identification purposes only, measurements are approximate,
not to scale. FourLabs.co © (ID1273290)



home sweet home
estate agents
your local property experts