



7 Edenbank Road, Cupar, KY15 4HE  
Offers Over £295,000







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**OFFERS OVER**  
**£295,000**

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Number seven is a freshly presented detached villa offering family property accommodation. The property is entered into the hallway where there is an understairs storage cupboard.

The lounge offers a window to the front and side, open fire with surround.

The kitchen is fitted with light base and wall units, wood effect work surfaces and stainless steel sink and drainer. Slot in electric cooker, integral fridge, space for washing machine and dishwasher. Window to the rear and door leads into the conservatory which is fully glazed with Perspex roof and French Doors to the rear.

The bathroom is fitted with a W.C., wash hand basin set within vanity unit and bath with electric shower.

There are two bedrooms on the ground level one with a window to the front and one with a window to the rear.

A staircase leads to the upper level where there are two bedrooms. One offering a window to the side and storage into the eaves and one offering a window to the side, storage cupboard, access to the attic. A door leads into the en suite which is fitted with a W.C., wash hand basin and shower

cubicle with electric shower.

The property offers gas central heating and double glazing.

To the front and side there is off street parking for several vehicles. A gate leads to the garage which is accessed via an up and over door.

The garden is mainly laid to lawn with a selection of established plants, trees and shrubs. Pagoda and timber shed.





- Freshley presented detached villa within popular location
- Lounge
- Kitchen
- Conservatory
- Family bathroom
- Four bedrooms (one en suite)
- Gas central heating & Double glazing
- Driveway parking
- Garage
- Enclosed gardens to the rear

## INCLUDED

All fitted carpets, fitted floor coverings and integral appliances.

## 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: 1248.00 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	13'2" x 13'3"
Kitchen	13'2" x 8'9"
Conservatory	12'1" x 10'8"
Bedroom	11'11" x 11'8"
Bedroom	9'8" x 10'4"
Bathroom	8'7" x 5'5"
Bedroom	11'9" x 13'5"
Bedroom	15'4" x 13'5"
En suite	4'7" x 6'10"





## 7 Edenbank Road, Cupar

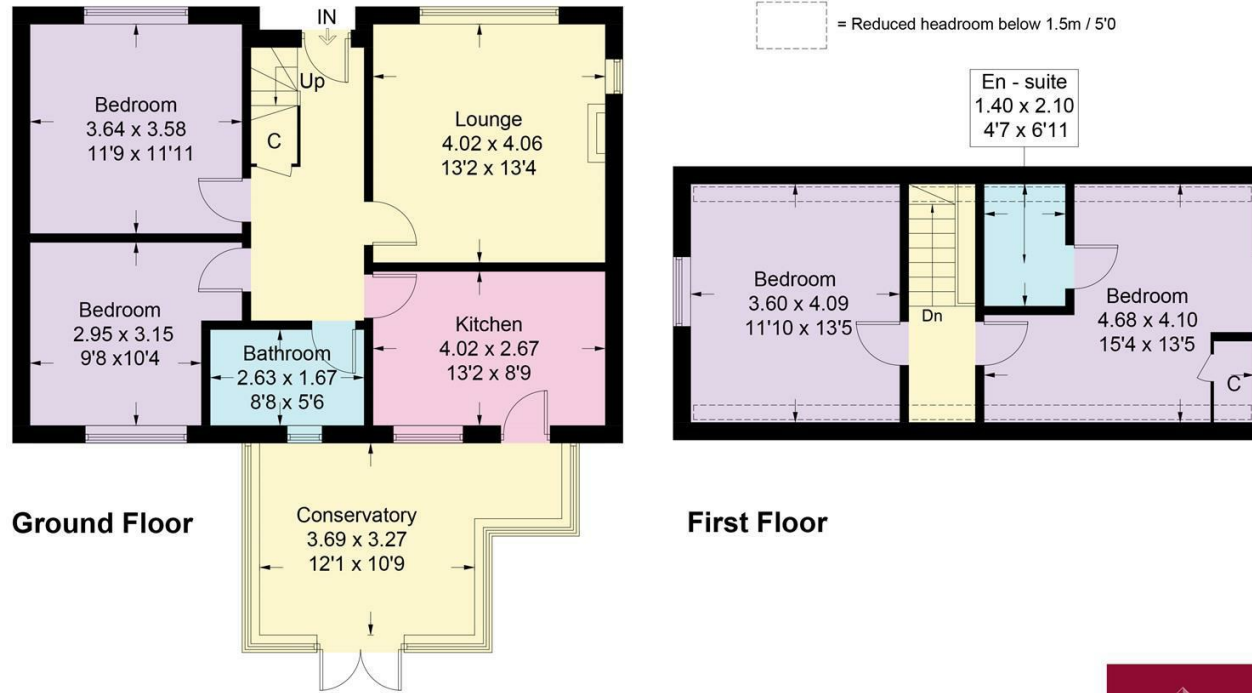


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209740)



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### 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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without any obligation.

Contact our Property Department  
at any of our offices.