



4 Crichton Way, Cupar, KY155YJ

Offers Over £180,000



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Number four is a Semi-Detached Bungalow, located within a quiet and popular established residential area. While on the edge of the town, the property is just a few minutes' walk from the railway station and historic town centre. Just ten miles from the university and golfing town of St Andrews, Cupar offers a wide selection of local amenities including shops, supermarkets, bars, restaurants, a 9-hole golf course, primary and secondary schooling all within walking distance.

The mainline railway station and bus services offer direct connections to Dundee, Edinburgh, Glasgow and Kirkcaldy making it an ideal base for commuting. Cupar is also a popular retirement area, set in the heart of East Fife with easy access to its famous fishing villages, historic towns and outstanding countryside.

The property is entered via a timber door to the side and gives access to the hallway which offers two storage cupboards and access to the attic space.

The lounge offers a double window to the front and a door leads into the kitchen.

The kitchen is fitted with wood effect base and

wall units, light coloured sink and co ordinating work surfaces. Gas hob with extractor above and electric oven. Space for appliances. Window to the front.

Bedroom one offers a window to the rear and storage cupboard.

The dining room / bedrooms offers a mirrored wardrobe facilities and a glazed door leads into the sun room.

The sun room is glazed with door leading to the rear garden and Perspex roof.

The bathroom is fitted with a light-coloured W.C, wash hand basin and bath with over bath mixer shower. Opaque window to the side.

There is gas central heating and all windows are double glazed.

To the front the garden is laid out for ease of maintenance.

To the side a monoblocked driveway offers parking for several vehicles and leads to the detached garage which is accessed via an up and over door to the front and a door to the side.

Power and light.

The enclosed garden to the rear offers an area la





- Semi detached bungalow
- Lounge
- Fitted kitchen
- Bathroom
- Bedroom
- Dining / bedroom leading to sun room
- Gas central heating & Double glazing
- Monoblocked driveway leading to detached garage
- Easy to maintain garden to the front
- Enclosed garden to the rear

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: C

FLOOR AREA: 688.00 SQ FT







Room Sizes

Approximate measurements

Lounge	10'5" x 17'7"
Kitchen	7'3" x 11'2"
Bedroom	8'10" x 9'11"
Bathroom	5'5" x 7'4"
Dining room	9'11" x 8'10"
Sun room	15'3" x 9'4"



GROUND FLOOR
78.6 sq.m. approx.



TOTAL FLOOR AREA: 78.6 sq.m. approx.
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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