



16 Cherry Lane, Cupar, KY15 5DA

Offers Over £325,000



16 Cherry Lane Cupar KY15 5DA

OFFERS OVER
£325,000

Sixteen Cherry Lane is a delightfully presented detached bungalow with a corner plot situated within a cul de sac location, offering views over the town to the rear.

Cupar offers a wide selection of amenities including a 9 hole golf course, shops, bars, restaurants, supermarket, primary and secondary all within walking distance. The mainline railway station and bus services offer connections to Dundee, Edinburgh and Kirkcaldy and Glasgow making this an ideal base for commuting.

The accommodation is entered into the hallway which offers storage facilities and houses the washing machine. Access to the attic via a Ramsay Type Ladder.

The lounge offers windows to the front and side. Feature electric fire and hearth.

The kitchen is fitted with modern, light oak base and wall units, dark sink and drainer. Electric eye level oven and induction hob. Integral dishwasher.

Door and window to the rear. Ample space to dine. A bifold door leads to the conservatory which is glazed on three sides, Perspex roof and a door to the side leads onto a raised decked area. Bedroom one offers a window to the rear with

built in wardrobe facilities. Bedrooms two and three both offer built in mirrored wardrobe facilities and a window to the front.

The shower room, which benefits from a radiator and underfloor heating, offers a double walk-in shower cubicle with mixer shower. W.C. wash hand basin. Opaque window to the rear.

The detached garage offers two electric up and over doors to the front and a door to the side. Attic storage space. Separate workshop area with wood burning stove and windows to the rear garden.

The garden grounds are filled with a selection of well-established delightful plants, fruit trees and shrubs. Pathways to either side of the property leads into the rear garden, which is enclosed with an area laid to lawn, raised decked area leading from the conservatory offering views over the town and beyond.





- Immaculately presented detached bungalow occupying a corner plot at the end of a quiet desirable cul de sac location
- Entrance hallway
- Lounge
- Dining kitchen
- Conservatory
- Three bedrooms
- Shower room
- Detached double garage with utility area
- Driveway parking
- Delightful enclosed garden grounds 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 E

EPC RATING: C

FLOOR AREA: 1087.00 SQ FT







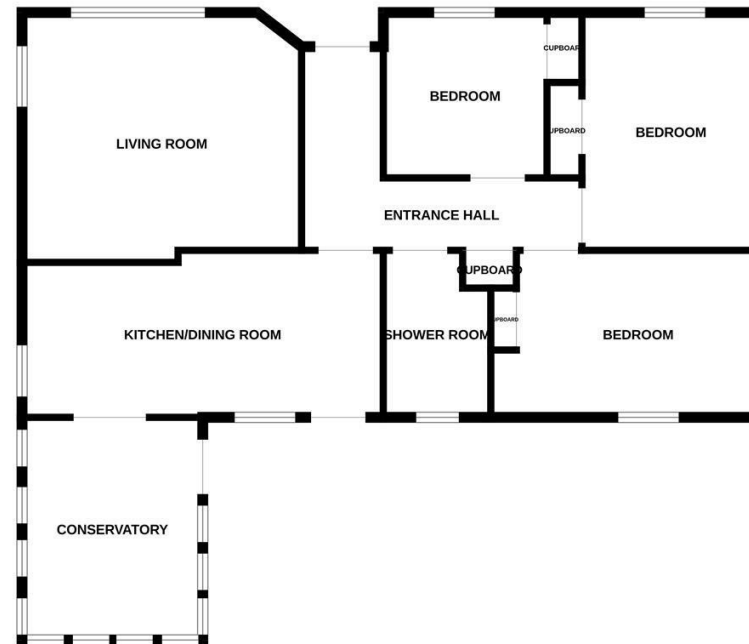
Room Sizes

Approximate measurements

Lounge	12'5" x 17'7"
Kitchen	9'9" x 20'9"
Conservatory	12'7" x 10'7"
Bathroom	6'4" x 9'9"
Bedroom 1	13'5" x 9'8"
Bedroom 2	12'5" x 9'6"
Bedroom 3	8'10" x 8'10"



GROUND FLOOR



Whilst every effort 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 misstatement. 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.
Made with Netproix 10026



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

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

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.