



16 Cherry Lane, Cupar, KY15 5DA
Offers Over £325,000



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**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







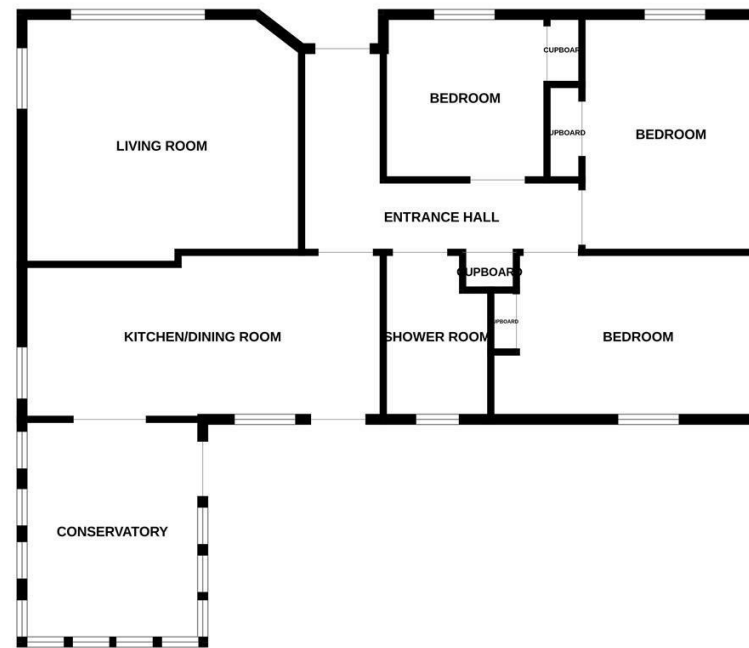
Room Sizes

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 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 is given as to their operability or efficiency can be given.
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