



48 Eden Park, Cupar, KY15 4HT
Offers Over £295,000



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OFFERS OVER
£295,000

Number forty eight is an immaculately presented Semi Detached villa which has been extended to the rear making this an ideal family home within a quiet cul de sac location within the popular town of Cupar.

The property is entered into the entrance hallway which offers under stair storage.

A door from the hallway leads into the bright lounge which offers two windows to the front and a feature log burning stove.

An archway leads through to the dining area within the kitchen with a secondary access from the hallway. The kitchen is fitted with light coloured base and wall units, gas hob and electric oven. Slim line dish washer. Sink and drainer.

Integral fridge. A door leads into the utility area with space for washing machine and fridge freezer. Door to the rear. The shower room which is fitted with W.C., wash hand basin and shower cubicle with mixer shower. Opaque window to the side.

From the dining area within the kitchen there is access to the delightful bright sun room which offers two Velux windows, windows to the side and French doors lead to the rear garden.

A staircase within the hallway leads to the upper level.

Bedroom one offers a window to the rear, fitted mirrored wardrobe facilities and further storage.

Bedroom two offers a window to the front and storage cupboard.

Bedroom three offers a window to the rear fitted wardrobe facilities.

The family bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower. Opaque window to the front. Cupboard housing the central heating boiler.

With the upper landing there is access to the partially floored attic space.

To the rear the delightful garden is full enclosed with a decked section leading from the Sun room and door to the rear. Large paved patio area and area laid to lawn. Summerhouse and timber shed.

A pathway to the side leads to the front. The garage offers an up and over door to the front, door to the side, power and light.

Driveway parking.





- Immaculately presented Semi Detached villa within a quiet cul de sac location
- Lounge with log burning stove
- Dining kitchen
- Delightful bright Sun room with French doors to the rear
- Utility & Shower room
- Three bedrooms
- Family bathroom
- Gas central heating & Double glazing
- Driveway & Garage
- Private, enclosed garden to the rear

INCLUDED

All fitted carpets, fitted floor coverings integral appliances and dishwasher.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

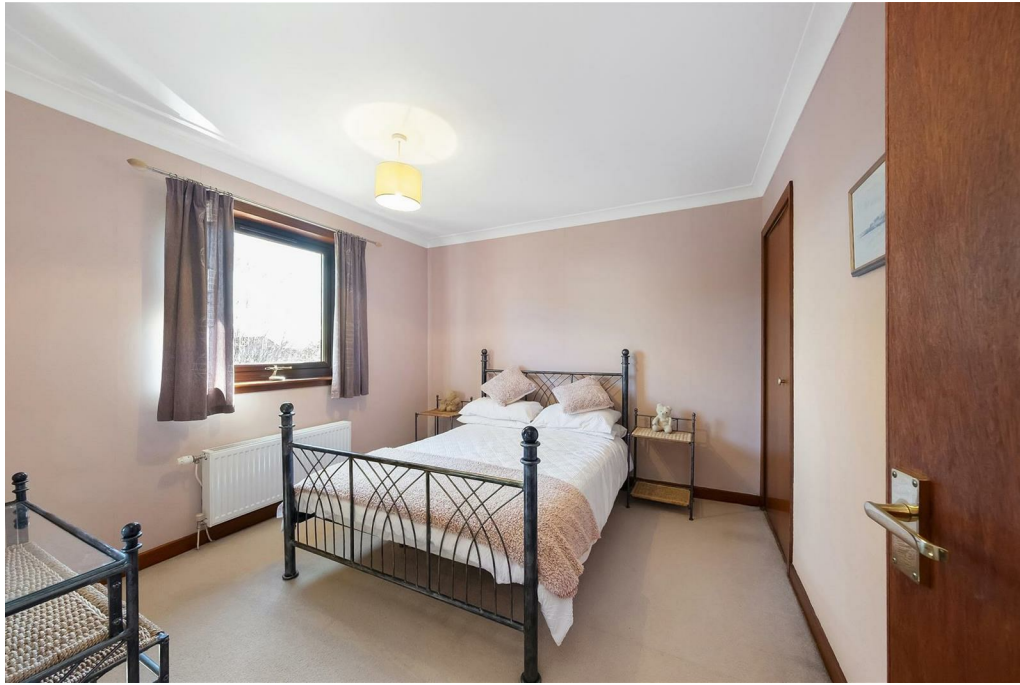
COUNCIL TAX BAND D

EPC RATING: C

FLOOR AREA: 1259.00 SQ FT







Room Sizes

Approximate measurements

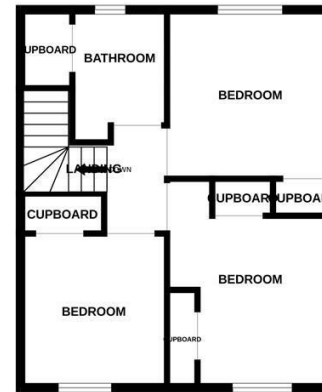
Kitchen / Dining	20'7" x 12'1"
Lounge	15'0" x 11'1"
Sun room	18'1" x 10'10"
Utility room	12'7" x 8'5"
W.C & Shower room	4'6" x 7'4"
Bedroom 1	10'5" x 11'1"
Bedroom 2	11'1" x 12'10"
Bedroom 3	9'7" x 9'1"
Bathroom	7'9" x 5'9"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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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