



15 Montrave Avenue, Cupar, KY15 5DN

Offers Over £150,000



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Cupar  
KY15 5DN

**OFFERS OVER**  
**£150,000**

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Number fifteen is a spacious Semi-Detached villa situated at the end of a cul de sac location within a good sized corner plot. The property offers an ideal opportunity to modernise throughout. Cupar offers a wide selection of amenities including a 9 hole golf course, shops, bars, restaurants, supermarkets, primary and secondary schooling 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 property is located within an ideal location of the town adjacent to Bell Baxter High School making this a perfect home for a family. The property is entered from the front into the entrance porch and a door leads into the hallway offering an understairs storage cupboard. A door leads into the lounge which offers a window to the front, gas fire which is not operational. An archway leads through to the dining room which offer French doors leading into the rear garden and windows to the sun room. The kitchen is fitted with wood base and wall units, white sink and drainer. Gas hob and electric

oven and grill. Space and plumbing for washing machine and dishwasher. A door leads through to the glazed sun room and a door leads to the rear garden. The shower room is fitted with a W.C., wash hand basin and walk in double shower cubicle with mixer shower. A staircase from the hallway leads to the upper level. Bedroom one offers a window to the rear and is fitted mirrored wardrobe facilities. Bedroom two offers a window to the rear. Bedroom three offers a window to the front and storage. The W.C. on the upper level is fitted with a wash hand basin and W.C. Access to the attic within the upper hallway. To the front a driveway offers off street parking. The enclosed, private garden to the rear is laid to lawn with a feature roundel seating area. Summerhouse and brick built bbq.





- Spacious Semi-detached villa within a well-proportioned corner plot location
- Excellent scope for modernisation throughout
- Entrance vestibule to hallway
- Lounge through to dining room
- Sun room
- Fitted kitchen
- Shower room & W.C.
- Three bedrooms
- Driveway parking
- Enclosed private garden to the rear

### **INCLUDED**

All fitted carpets, fitted floor coverings.

### **SERVICES**

Mains water, drainage, gas and electricity.

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND C**

**EPC RATING: C**

**FLOOR AREA: 1216.00 SQ FT**







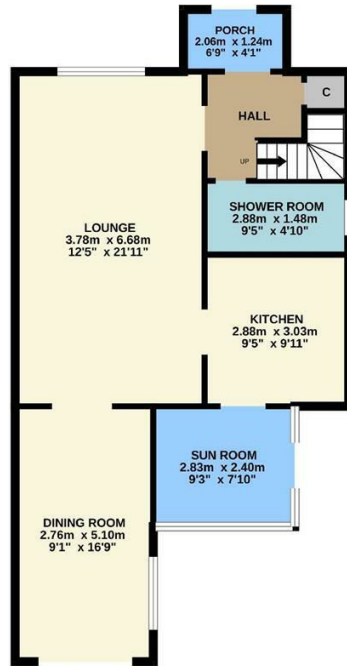
## Room Sizes

*Approximate measurements*

Lounge	12'4" x 21'10"
Dining area	9'0" x 16'8"
Sun room	9'3" x 7'10"
Kitchen	9'5" x 9'11"
Shower room	9'5" x 4'10"
Porch	6'9" x 4'0"
Bedroom	13'4" x 11'9"
Bedroom	12'4" x 10'1"
Bedroom	8'9" x 13'11"
W.C.	3'10" x 3'5"



GROUND FLOOR



1ST FLOOR



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 guidance purposes only and should be used as a guide for 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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**free valuation and quotation**  
without any obligation.

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at any of our offices.