



11 Lumsden Park, Cupar, KY15 5YL
Offers Over £255,000



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**OFFERS OVER
£255,000**

Number eleven is a freshly presented detached bungalow which is located within a popular cul-de-sac location within close proximity to Castlehill Primary School. Cupar offers a wide selection of amenities including a 9 hole golf course, shops, bars, restaurants, supermarket, primary and secondary schools all within walking distance. The mainline railway station and bus services offer connections to Dundee, Edinburgh, Kirkcaldy and Glasgow making this an ideal base for commuting. The Historic Town of St Andrews, Home of Golf and the Top University in the UK, is located only 10 miles away and the East Neuk is within a short drive.

The property is entered into the hallway which offers storage facilities and access to the attic. The bright lounge offers a triple window to the front and space to dine.

The kitchen is fitted with wood base and wall units with light coloured sink and drainer with co-ordinating work surfaces. Electric oven with gas hob and extractor above. Space for washing machine, dishwasher and fridge. Window to the front.

The shower room is fitted with a W.C., wash hand basin and shower cubicle with mixer shower. Opaque window.

Both bedrooms offer double storage facilities and windows overlooking the rear garden.

The study / dining room leads though to the conservatory which is glazed on three sides, a door leads to the rear garden and a perspex room flitters through natural light.

The property offers gas central heating and all windows are double glazed.

A monoblocked driveway to the side leads to the detached garage which is accessed via an up and over door.

A gate leads into the enclosed rear garden.





- Detached bungalow within a quiet and desirable cul-de-sac location.
- Hallway
- Lounge
- Fitted kitchen
- Two bedrooms
- Study / Dining room
- Conservatory
- Driveway parking
- Detached garage
- 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 E

EPC RATING: C

FLOOR AREA: 818.00 SQ FT







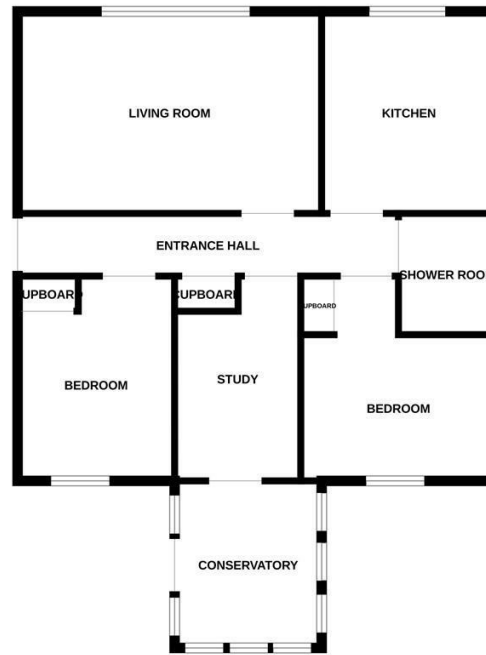
Room Sizes

Approximate measurements

Lounge	17'2" x 11'6"
Kitchen	17'2" x 11'6"
Shower room	5'6" x 6'10"
Bedroom	11'0" x 12'0"
Study	7'3" x 12'0"
Bedroom	8'3" x 12'0"
Conservatory	8'3" x 9'5"



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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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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

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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.