



The Granary Wester Balgarvie, Cupar, KY15 4NE
Offers Over £550,000



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OFFERS OVER
£550,000

Rollos are delighted to present to the market The Granary which is a stunning family home, situated within a small steading development surrounded by open rural views.

The property is entered into the porch where a further door leads into the hallway. Two storage cupboards one housing the central heating boiler and one large walk in.

The lounge offers two sets of patio doors leading to decked area with uninterrupted views over the Lomond Hills, feature Log burning stove with surround. Windows to the sides filtering through an abundance of natural light.

The impressively large open plan dining kitchen offers ideal family living space, feature window seat to the rear and French doors to paved patio area. Feature island / breakfast bar fitted with light sink and drainer and storage cupboards below. Further light-coloured base and wall units, wood effect work surfaces, induction hob with canopy above and double oven. Integral fridge freezer and dishwasher.

Utility room fitted with light base units, wood effect workfaces, light sink and drainer, a door leads to the rear.

Shower room which offers a corner shower cubicle fitted with a mixer shower, W.C., and wash hand basin. Opaque window.

A feature staircase with glass panels leads to the upper level landing offering Velux windows filtering through natural light. On the upper level there are four double bedrooms one which offers French doors to a Juliet Balcony with open rural views towards the Lomond Hills and leads into the en suite which is fitted with a corner shower cubicle and mixer shower. W.C. and wash hand basin set within vanity unit.

The family bathroom is fitted with a W.C., wash hand basin and bath. Separate shower cubicle with mixer shower.

The property is fully double glazed and there is oil central heating throughout.

Open plan gardens to the front offer uninterrupted open rural views. Area laid to lawn, decked area leading from the lounge and paved area. Driveway offering parking. Garage.





- Stunning family home within a small steading development
- Entrance Porch & Hallway
- Lounge with feature log burning stove
- Open plan dining kitchen
- Shower room
- Utility
- Four double bedrooms (one en suite)
- Family bathroom
- Garage
- Driveway with open plan gardens offering rural views

INCLUDED

All fitted carpets, floor covering and integral appliances

SERVICES

Private water supply, Septic tank and electric.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND G

EPC RATING: C

FLOOR AREA: 2454.00 SQ FT







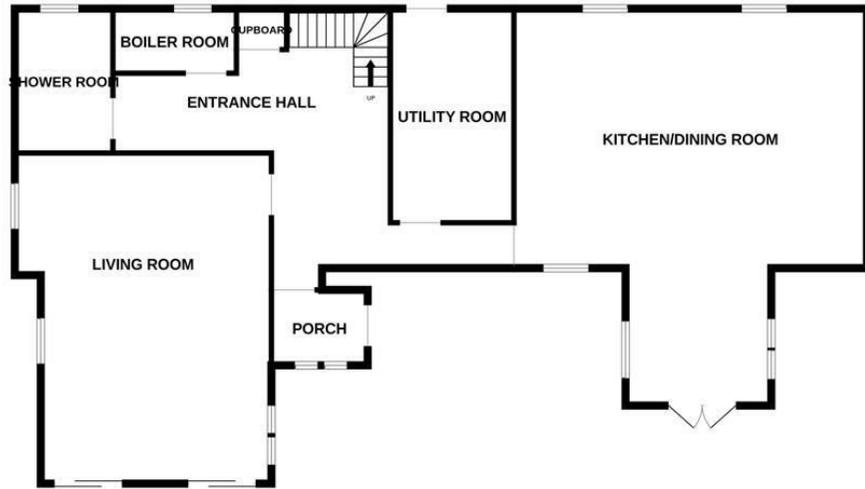
Room Sizes

Approximate measurements

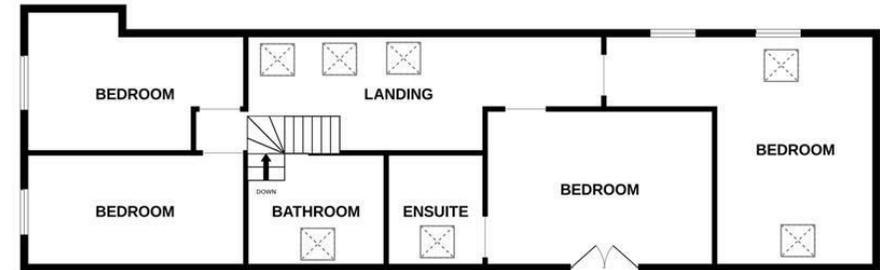
Lounge	26'2" x 16'4"
Dining kitchen	27'2" x 23'11"
Shower room	9'10" x 6'6"
Utility	11'1" x 8'10"
Master bedroom	16'4" x 11'1"
En suite	6'10" x 5'10"
Bedroom 2	20'11" x 15'5"
Bedroom 3	16'4" x 8'6"
Bedroom 4	16'4" x 9'10"
Family bathroom	9'10" x 6'6"



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 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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free valuation and quotation
without any obligation.

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at any of our offices.