



Sandyknowe, 23 Bowling Green Road, Cupar, KY15 4HD
Offers Over £340,000



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OFFERS OVER
£340,000

Rollos are delighted to bring to the market Sandyknowe. This semi-detached villa which is situated within a desirable street within the town offers family sized accommodation throughout with a stunning feature balcony / roof terrace on the upper level offering delightful open views over Cupar and beyond.

The property is entered from the front into the entrance vestibule which leads into the hallway. The lounge offers a feature open fire and window overlooking the rear garden an archway leading through to dining area with serving hatch to kitchen.

The sunroom offers windows to the rear garden and two sets of French doors on either side leading to the rear. A door leads into the utility room which offers space for washing machine, base units and stainless-steel sink and drainer. Window to the side. Door to wet room with power shower, W.C. and wash hand basin. Opaque window.

The kitchen is fitted with a range of grey and wood effect base and wall units, stainless steel sink and drainer. Gas hob electric oven and grill. Dishwasher and integral fridge freezer. Door to

the rear and window to the front. Serving hatch to dining area.

Within the hallway there is a W.C. with small wash hand basin.

A staircase with two feature mid landing tilt and turn windows to the front.

The family bathroom is fitted with a W.C., wash hand basin, bath and electric shower. Opaque window to the front.

Bedroom one offers windows to the rear fitted wardrobe facilities, large cupboard and further storage with feature glazed frontage.

Bedroom two offers a window to the front.

Bedroom three offers storage. A door leads to the unique balcony / roof terrace offering space for furniture and stunning views over the town and Tarvit Hill.

To the front the garden is open plan and lawn.

Driveway to the side leading to the garage.

A gate to the side leads to the garden. The delightfully enclosed garden grounds to the rear are mainly laid to lawn, borders filled with plants and shrubs





- Individual, delightfully presented Semi-Detached Villa offering family accommodation
- Entrance vestibule leading to hallway
- W.C. & Family bathroom
- Lounge, Dining and sun room
- Utility through to wet room
- Fitted kitchen
- Three bedrooms
- Large balcony / Roof terrace with stunning views over the town and beyond
- Delightfully enclosed garden grounds to the rear
- Driveway, garage and outhouses

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: D

FLOOR AREA: 1356.00 SQ FT







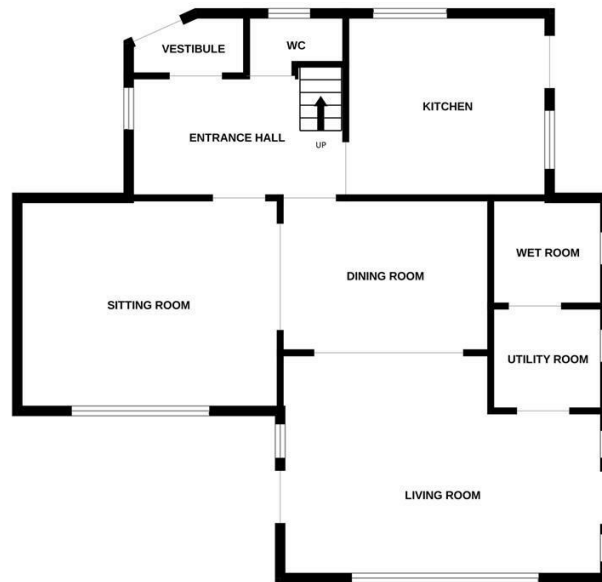
Room Sizes

Approximate measurements

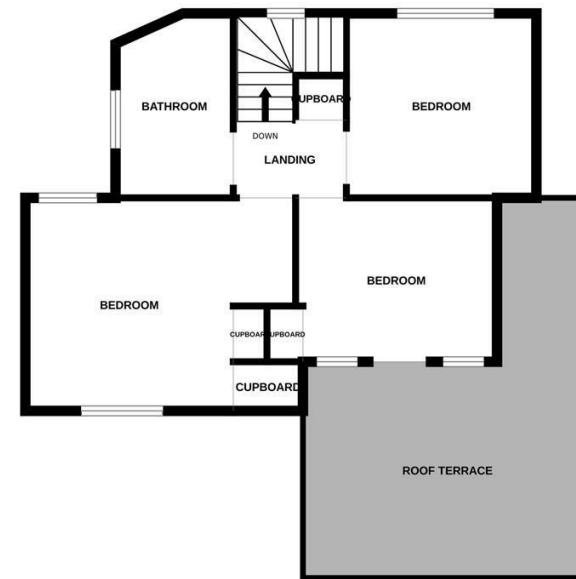
Vestibule	5'1" x 3'6"
W.C.	4'6" x 4'1"
Lounge	15'11" x 12'0"
Dining area	10'11" x 8'9"
Sun room	12'10" x 17'10"
Wet room	5'7" x 5'8"
Kitchen	10'5" x 10'4"
Bathroom	6'0" x 10'0"
Bedroom 1	11'11" x 14'9"
Bedroom 2	10'5" x 11'5"
Bedroom 3	10'11" x 8'9"



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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