



97 Robertson Road, Cupar, KY15 5YS

Offers Over £245,000



97 Robertson Road Cupar KY15 5YS

OFFERS OVER
£245,000

Number ninety-seven is a bright, freshly presented detached bungalow situated within a desirable established area of the town. 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 entered from the side into the entrance vestibule and a door leads into the hallway which offers storage facilities and access to the attic via a Ramsay Ladder.

The bright lounge offers a Bay window to the front.

The breakfasting kitchen is fitted with wood effect base and wall units, co ordinating light work surfaces and stainless-steel sink and drainer. Gas hob and electric oven. Space and plumbing for washing machine and dishwasher. Window to the rear. Ample space to dine. A door from the kitchen leads into the sun porch which offers a glazed roof and a door leads to the rear garden.

Bedroom one offers a window to the front and double mirrored wardrobe facilities.

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

The shower room is fitted with a double walk-in shower cubicle with mixer shower, W.C., wash hand basin. Bathroom cabinet. Opaque window to the rear.

The property offers double glazing and gas central heating throughout.

To the front the well-established garden is open plan and filled with a selection of plants and shrubs. The monoblocked driveway leads to the detached garage which is accessed via an electric up and over door to the front and a door to the side.

The garden to the rear is laid out for ease of maintenance, selection of plants and shrubs.

Outside tap. Rotary dryer. Bench. Summerhouse which will be included in the sale.





- Freshly presented detached bungalow within a desirable established area of the town
- Glazed entrance vestibule to hallway
- Lounge with Bay window to the front
- Breakfasting kitchen
- Sun porch
- Two double bedrooms
- Shower room
- Monoblocked driveway to detached garage
- Open plan garden to front
- Easy to maintain garden to the rear

INCLUDED

All fitted carpets, fitted floor coverings,, summer house. Rotary dryer. Bench.

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: 861.00 SQ FT







Room Sizes

Approximate measurements

Living room	13'5" x 13'2"
Shower room	
Sun porch	
Kitchen	12'9" x 10'0"
Bedroom	11'5" x 10'6"
Entrance Vestibule	3'7" x 7'10"
Bedroom	11'6" x 12'2"



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description 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 guidance purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metreplan ©2026



WWW.ROLLOS.CO.UK

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

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.