



17 Bower Park, Gasteside, KY14 7TD

Offers Over £190,000



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£190,000

Immaculately presented Semi-detached villa enjoying attractive open aspects to the West Lomond Hill and open countryside.

The property is entered into the entrance hallway with storage.

The large lounge/dining area offers a feature Wood burning stove, door and window to the rear with stunning views over open countryside towards the West Lomond. Under stair storage cupboard. The kitchen is fitted with grey base and wall units, stainless steel sink and drainer, space for appliances washing machine, tumble dryer and fridge-freezer. There is an electric hob and oven with extractor fan. A large window with views to the front of the property lets in plenty of natural light.

The staircase gives access to the three bedrooms and shower room.

All bedrooms offer storage facilities, with two bedrooms to the front and one bedroom to the rear.

The family shower room comprises of W.C., wash hand basin set within vanity unit. Double walk in shower cubicle with mixer shower. Opaque window.

A ceiling hatch with fitted ladder provides access to the loft offering excellent additional storage facilities. Storage within upper hallway.

The property offers oil central heating and double glazing.

To the front the garden is laid to lawn with driveway to the side.

The rear garden offers a delightful open aspect to the rear bordering open Farmlands with views towards the West Lomond and is laid to lawn, decked and paved areas.





- Immaculately presented Semi Detached Villa with stunning views to the rear
- Entrance hallway
- Lounge / dining room with Wood burning stove
- Fitted kitchen
- Three bedrooms
- Family bathroom
- Oil central heating
- Double Glazing
- Garden to the front with Driveway parking
- Enclosed garden to the rear with views over the West Lomond

INCLUDED

All fitted carpets, fitted floor covering

SERVICES

Mains water, drainage, Oil and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: C

FLOOR AREA: 850.00 SQ FT





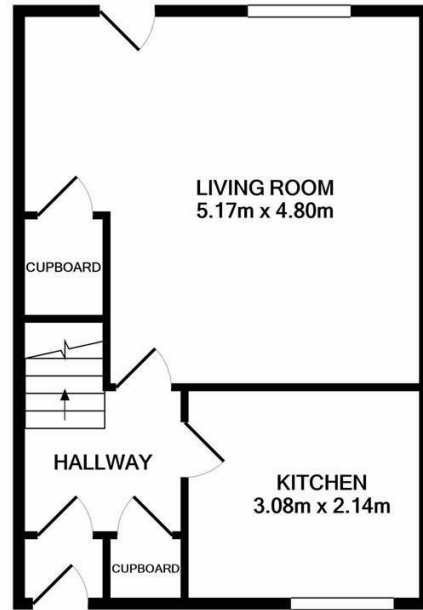


Room Sizes

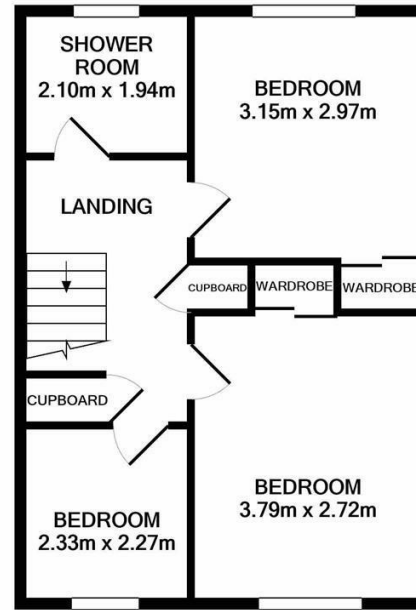
Approximate measurements

Lounge	16'11" x 15'8"
Kitchen	10'1" x 7'0"
Bedroom	10'4" x 9'8"
Bedroom	12'5" x 8'11"
Bedroom	7'7" x 7'5"
Shower room	6'10" x 6'4"





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Contact our Property Department at any of our offices.