ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes



68 St. Michaels Drive, Cupar, KY15 5BS

Offers Over £310,000


Collins

68 St. Michaels Drive
Cupar
KY15 5BS

OFFERS OVER
£310,000

Number sixty-eight is a spacious detached villa which is situated within a quiet cul de sac location in a sought-after area of the town. The property offers excellent accommodation over two levels making this an ideal family home within walking distance to all local amenities.
The property is entered via a newly installed composite door to the front into the entrance vestibule where a door with glazed panes leads into the hallway.
The lounge offers a large window to the front and feature electric fire.
The breakfasting kitchen is fitted with light base and wall units with co ordinating wood effect worksurfaces, stainless steel sink and drainer. Electric hob with extractor above and eye level oven and grill. Space for appliances. Ample space to dine. Window over looks and door leads to the rear.
Bedroom one on ground level offers a triple window to the rear garden.
Bedroom two / Family room offers a triple window to the front.
The bathroom is fitted with a W.C., wash hand basin set within vanity unit and bath with over bath mixer shower.
A staircase from the hallway leads to the upper level where there is storage facilities and access to the attic within the upper hallway. Velux window. Bedroom offers fitted wardrobe facilities, storage cupboard into the eaves and a window to the rear.
A further bedroom offers a window to the front.
The shower room offers a W.C. and wash hand basin set within vanity storage unit and Velux window.
To the front the garden is open plan and laid to lawn with shrubs. The driveway is Monoblocked and offers parking for several vehicles.
The garage is accessed via an up and over door to the front and a courtesy door to the rear and offers power and light.
Gates on either side of the property lead into the delightful rear garden which is mainly laid to lawn with raised decked area and paved section.
Timber shed and further storage shed which will be included within the marketing price.







- Spacious detached Villa within a quiet, popular cul de sac location
- Entrance vestibule to hallway
- Lounge
- Breakfasting kitchen
- 4 Bedrooms
- Bathroom & Shower room
- Gas central heating & Double glazing
- Detached garage
- Monoblocked driveway
- Open plan garden to the front and enclosed garden to the rear

INCLUDED

All fitted carpets, fitted floor coverings, free standing fireplace in living room, oak wardrobes in bedroom one and the dishwasher in the kitchen. and sheds within the rear garden.

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: 1108.00 SQ FT















Room Sizes

Approximate measurements

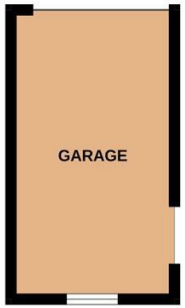
Living room / Bedroom	10'2" x 13'0"
Bathroom	6'1" x 6'6"
Kitchen	14'7" x 8'11"
Bedroom	11'11" x 12'8"
Living room	12'1" x 14'8"
Bedroom	11'3" x 10'3"
Shower room	5'3" x 4'11"
Bedroom	11'6" x 8'11"



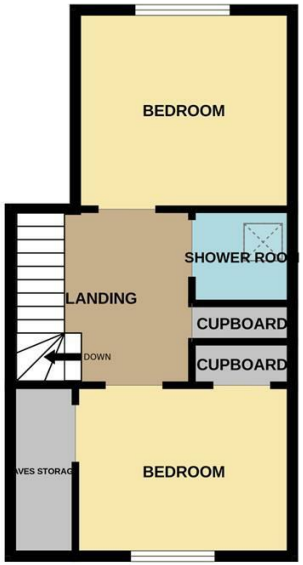


GROUND FLOOR





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.

Contact our Property Department
at any of our offices.

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