



5 Nicholson Court, Cupar, KY15 4HZ  
Offers Over £245,000



# 5 Nicholson Court Cupar KY15 4HZ

**OFFERS OVER**  
**£245,000**

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Number five is an immaculately presented townhouse offering accommodation split over three levels with a delightful, private enclosed garden to the rear.

The property is entered from the front into the entrance hallway which offers excellent storage with two large cupboards one housing the central heating boiler.

The master bedroom offers a window to the front and fitted mirrored wardrobe facilities. The en suite is fitted with a W.C., wash hand basin and corner shower cubicle with mixer shower and rain shower head.

The family bathroom is fitted with a W.C. and wash hand basin set within vanity unit. Bath with over bath mixer shower.

Bedroom two offers a window to the rear and fitted mirrored wardrobe facilities.

A door from the hallway gives access to the rear garden.

A staircase from the hallway on ground level leads to the first floor.

The modern kitchen is fitted with grey base and wall units with coordinating light worksurfaces, stainless steel sink and drainer. Central island

with wine cooler, gas hob and integral extractor. Double eye level oven. Integral fridge freezer, dishwasher, washing machine. Large picture window to the front. Access from the kitchen into the dining room which offers a window to the rear.

Bedroom three offers a window over looking the rear garden.

A further staircase leads to the delightful mezzanine level lounge with Velux window and feature Acoustic wall panelling.

Externally to the rear the garden is fully enclosed with decked and paved areas. Steps lead to the Summerhouse which offers power and light.

To the front there is a designated parking space and also communal visitor parking bays. Bin storage adjacent to.





- Immaculately presented Townhouse
- Mezzanine Lounge
- Modern fitted kitchen
- Dining room
- Three bedrooms (Master en suite)
- Family bathroom
- Excellent storage facilities
- Gas central heating & Double glazing
- Designated parking and visitor parking
- Enclosed garden with summerhouse

### **INCLUDED**

All fitted carpets, fitted floor coverings, blinds, integral appliances and summerhouse.

### **SERVICES**

Mains water, drainage, gas and electricity

### **VIEWING**

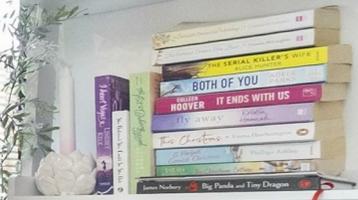
By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: C**

**FLOOR AREA: 1022.00 SQ FT**







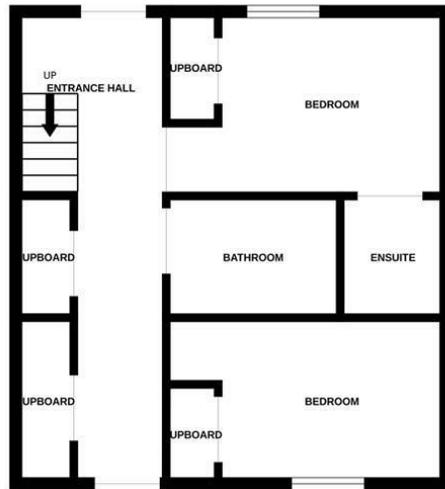
## Room Sizes

*Approximate measurements*

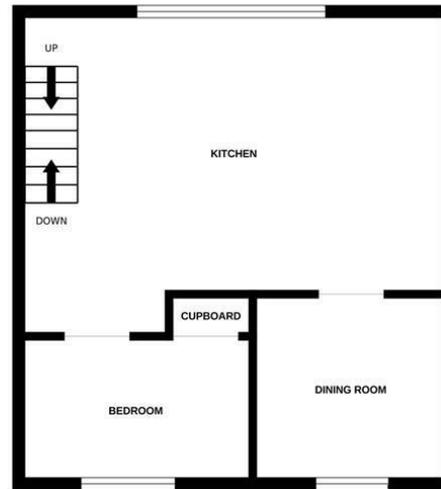
Master bedroom	12'9" x 8'4"
En suite	4'9" x 5'6"
Bathroom	7'3" x 5'6"
Bedroom	10'2" x 7'6"
Kitchen	19'9" x 12'10"
Dining room	8'11" x 9'1"
Bedroom	10'4" x 6'7"
Living room	19'5" x 8'5"



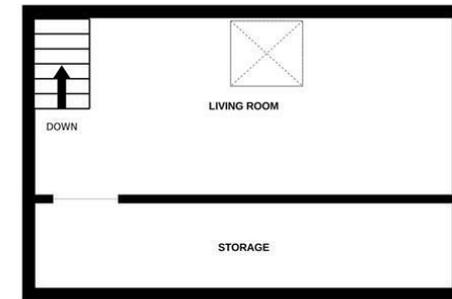
GROUND FLOOR



1ST FLOOR



2ND 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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