

Lawyers and Estate Agents

8 ASHBANK GARDENS, SPRINGFIELD, KY15 5UX



RECEPTION HALLWAY, LOUNGE, DINING ROOM, BREAKFASTING KITCHEN, FAMILY BATHROOM, THREE DOUBLE BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, ENCLOSED GARDEN. SINGLE CAR GARAGE. OFF STREET PARKING. GAS CENTRAL HEATING. TRIPLE GLAZING THROUGHOUT.

This impressive and deceptively spacious **DETACHED BUNGALOW** is set within an attractive and private residential development on the edge of the Howe of Fife in the peaceful village of Springfield. Bounded on all sides by generous garden grounds, it features well proportioned and flexible family accommodation throughout. Lying approximately three miles from Cupar, Springfield offers a number of facilities including a nursery, primary school, shop and church as well as a country pub. For children there are two play parks. The countryside around this area is ideal for those people who enjoy golfing, walking and fishing. Secondary education is available at nearby Bell Baxter in Cupar. The village has its own railway station making this an ideal location for the commuter. The bustling former market town of Cupar offers a wider range of recreational and shopping facilities. In addition to this there is a good local bus service.

Viewing by appointment telephone Cupar 01334 656644

OFFERS OVER £185,000

GARDEN

The garden grounds to the rear of the property are mostly laid to lawn with a large paved patio area. There are further areas with attractive, established herbaceous and shrub borders and also a separate productive fruit and vegetable area to the rear. The garden is enclosed by way of a substantial wooden fence offering a high degree of privacy. Rotary clothes drier. Garden shed with mains power.



GARAGE

There is a detached single car garage with up and over door and mains power to the side of the property. Generous off street parking.

SERVICES

Gas, electricity, water, telephone and drainage.

DIRECTIONS

Heading from Cupar on the A914 follow the signs for Springfield turning right towards Station Road. Follow the road as it bears round to the left and continues on to Station Road. Turn right into Ashbank Gardens and the property is located on the right. A For Sale Board will be evident.

ENERGY RATING - D

VIEWING

Contact Messrs Williams Gray Williams, 7 St Catherine Street, Cupar, telephone 01334 656644.

WHILE THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED BY THE SELLING AGENT, NOR DO THEY FORM PART OF ANY OFFER TO SELL

Entry to the property is via a solid wood panelled door with stained glass insets and a glazed side panel.

RECEPTION HALLWAY

Light and spacious hallway with partially glazed doors opening to the lounge and dining room. Solid wood panelled doors lead to the breakfasting kitchen, family bathroom and three bedrooms. Four large sliding mirrored doors offer access to extensive shelved and hanging storage space and house the boiler, fuse box and electricity meter. A hatch to the ceiling with ramsay ladder attached provides access to partially floored attic space. Two pendant lights, coving to ceiling. Fitted carpet. Radiator.



LOUNGE 4.82m x 4.55m (15'10" x 14'11")

A bright and generous sized room with large triple formation triple glazed window offering views to the front of the property and the Lomond Hills beyond. Feature pendant light. Coving to ceiling. Vertical blinds. Fitted carpet. Radiator.



DINING ROOM 3.70m x 3.02m (12'1½" x 9'11")

This room is currently being used as a study. A large triple glazed window to the front of the property. Pendant light. Coving to ceiling. Fitted carpet. Radiator.



BREAKFASTING KITCHEN 4.46m x 3.35m (14'7½" x 11'0")

This quality fitted, L-shaped, kitchen has base level and wall mounted units with co-ordinating work surfaces, tiled splash backs and an acrylic right hand drainer 1½ sink with mixer tap over. It features a Hotpoint double oven with four burner gas hob and an integrated fridge and dishwasher. It is also plumbed for a washing machine. A partially glazed door opens to the side garden and triple glazed windows offer views to the side and main garden. Spotlights and coving to ceiling. Radiator. Laminate flooring.



FAMILY BATHROOM 2.95m x 1.90m (9'8" x 6'3")

The bathroom is equipped with a three piece suite comprising of W.C, wash hand basin and bath with mixer tap and separate shower hose attachment. Carpet to floor. Tiled splash-backs. Opaque triple glazed window to garden. Spotlights and coving to ceiling. Mechanical extractor fan. Radiator.



MASTER BEDROOM 4.36m x 3.03m (14'3½" x 9'11½")

A light and airy room with a triple glazed window to the side garden. A large built in wardrobe with three mirror fronted sliding doors offers shelved and hanging storage space. A solid wood panelled door opens to an en-suite shower room.



EN-SUITE SHOWER ROOM 2.80m x 1.35m (9'2" x 4'5")

The en-suite is equipped with a three piece suite comprising of W.C. pedestal wash hand basin and large walk-in shower with Mira Excel power shower. Partially tiled with vinyl flooring and an opaque triple glazed window to the rear of the property. Spot light and coving to ceiling. Mechanical extractor fan. Radiator.

BEDROOM TWO 2.95m x 2.91m (9'8" x 9'6½")

Double bedroom with triple glazed window looking out to the main garden. A large built in wardrobe with double sliding mirrored doors offer hanging and shelved storage. Pendant light and coving to ceiling. Fitted carpet. Radiator.



BEDROOM THREE 4.12m x 3.22m (13'6" x 10'7")

This peaceful double bedroom houses a large built-in wardrobe with three sliding mirrored glass doors providing shelved and hanging storage space. A triple glazed window overlooks the main garden and offers views to the countryside beyond. Pendant light and coving to ceiling. Fitted carpet. Radiator.

