



ROLLOS

9 CRAWFORD PARK

SPRINGFIELD KY15 5SW

9 CRAWFORD PARK, SPRINGFIELD, KY15 5SW

OFFERS OVER £162,000

- Freshly presented detached bungalow
- Situated within this quiet cul de sac
- Lounge
- Fitted kitchen with dining area
- Three double bedrooms
- Wet room
- Electric heating, Double-glazing
- Driveway, Garage
- Garden grounds to the front and rear

Number nine is a spacious freshly presented detached bungalow, which is positioned within this quiet cul de sac.

The property is entered via an entrance vestibule double glazed door, which opens into the hallway. Double storage cupboard.

The lounge offers a picture window to the front. Timber fireplace with electric fire.

The dining kitchen is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer. Integral washing machine, dishwasher, freezer and refrigerator. Window to the front and door to the side.

An archway leads through to a separate dining area. Window to the side.

The first bedroom has a window to the side.

The second bedroom has a window to the rear. Built in wardrobes.

The third bedroom also has a window the rear. Built in wardrobes.

The wet room is fitted with a w.c., wash hand basin and shower area. Opaque window.

There is an electric heating system and all windows are double- glazed.

To the front of the property there is an area of garden, which is laid to lawn and is bordered on one side by conifer hedging.

To the side there is driveway offering parking which leads to the garage. The garage is accessed by an up and over door.

The rear garden which borders open farmlands is laid out for ease of maintenance. Summerhouse.



ROOM SIZES

Lounge	4.14 x 4.04 (13'7" x 13'3")
Fitted Kitchen	3.12 x 2.85 (10'3" x 9'4")
Dining Area	3.14 x 2.95 (10'4" x 9'8")
Bedroom	2.38 x 3.06 (7'10" x 10'0")
Bedroom	3.23 x 2.94 (10'7" x 9'8")
Bedroom	3.39 x 3.10 (11'1" x 10'2")
Wet Room	2.14 x 2.81 (7'0" x 9'3")





INCLUDED

All fitted carpets, fitted floor coverings and integral kitchen appliances where fitted, the Summerhouse and two wicker chairs are included in the marketing price.

SERVICES

Mains water, drainage, electricity are connected to the property. Gas services are located close to hand.

VIEWING

By Appointment Through Our Cupar Office Telephone
01334 654081

COUNCIL TAX BAND D

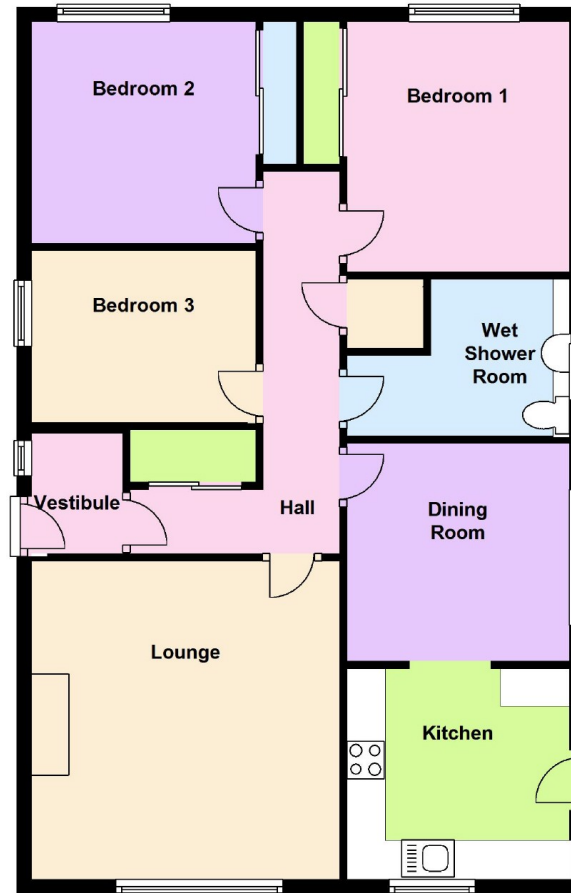
EPC RATING E

FLOOR AREA 83sq m





Plan demonstrative only - not to scale



67 Crossgate, Cupar, Fife KY15 5AS
Tel: 01334 654081 Fax: 01334 656350
e-mail: cupar@rollos.co.uk

36 Cupar Road, Auchtermuchty, Fife KY14 7DD
Tel: 01337 828775 Fax: 01337 827102
e-mail: auchtermuchty@rollos.co.uk

6 Bell Street, St Andrews, Fife KY16 9UX
Tel: 01334 477700 Fax: 01334 478282
e-mail: standrews@rollos.co.uk

North House, North Street, Glenrothes, Fife KY7 5NA
Tel: 01592 759414 Fax: 01592 754530
e-mail: glenrothes@rollos.co.uk

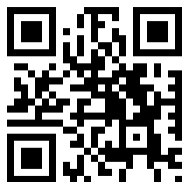
Web site: www.rollos.co.uk

24 hour answering service at all our offices

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.

Rollos is a trading name of Rollos Law LLP, registered No: SO304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS



We are pleased to offer a FREE VALUATION AND QUOTATION without any obligation. Contact our Property Department at any of our offices.