

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents

16 CRAWLEY CRESCENT, SPRINGFIELD, KY15 5SF



**RECEPTION HALLWAY, LOUNGE, KITCHEN, 2 DOUBLE BEDROOMS,
BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, GARDENS TO
FRONT AND REAR, GARDEN SHED.**

This **MID-TERRACED TWO STOREY VILLA** is situated on a quiet residential estate in the peaceful village of Springfield which lies approximately three miles South of Cupar on the edge of the Howe of Fife. Amenities include a shop, village inn and both nursery and primary schooling. A wider range of recreational and shopping facilities is available in nearby Cupar, together with secondary education at Bell Baxter High School. Along with Cupar, Springfield has its own railway station on the main Dundee/Edinburgh/Aberdeen line giving easy access for commuting. In addition to this there is a good local bus service.



Viewing by appointment telephone Cupar 01334 656644

OFFERS AROUND £78,500

ENTRANCE

Entry to the property is via a solid timber panelled door with etched centre panel which opens into the reception hallway.

RECEPTION HALLWAY

This bright and inviting hallway has doors opening to the lounge and kitchen. There is an open space beneath the stair with hanging hooks. A cupboard with louvered doors houses the electricity meter. Dado rail. Pendant light. Radiator. Vinyl flooring. Stairs rise to upper level

LOUNGE 5.94m x 3.35m(at widest) (19'6" x 11'0"at widest)

A light and spacious room with double glazed windows to the front and rear of the property. Vertical blinds. TV point. Laminate flooring. Two pendant lights. Radiator.

KITCHEN 3.16m x 2.55m (10'4½" x 8'4½")

The contemporary fitted kitchen comprises base level and wall mounted units with co-ordinating work surfaces and tiled splash backs. It houses a left hand draining, stainless steel, 1½ bowl, sink with mixer tap and an electric Beko oven with gas hob. There is plumbing for a washing machine. A double glazed window offers views to the rear garden. Laminate flooring. Spotlight track to ceiling. Radiator. A partially glazed timber door opens to the rear garden.

A carpeted staircase with wooden handrail rises from the reception hallway to the upper level.

UPPER LANDING

Doors connect to two bedrooms and the bathroom. A double glazed window opens to the front of the property and a 'borrowed light' hatch offers access to the attic. Spot light fitting and smoke alarm to ceiling. Carpet.

BEDROOM ONE 4.63m x 3.10m(15'2½" x10'2")

A double bedroom with double glazed window to the front of the property. A cupboard houses the boiler. Fitted carpet. Pendant light. Radiator.

BEDROOM TWO 3.50m x 2.77m(11'6" x 9'1")

This double bedroom has a double glazed window to the rear of the property. Pendant light. Fitted carpet. Vertical blinds. Curtains. Radiator.

BATHROOM 1.74m x 2.01m (5'8½" x 6'7")

Natural light and ventilation from an opaque double glazed window to the rear of the property. The bathroom is equipped with a three piece suite comprising bath with Triton electric shower over, pedestal wash hand basin and w.c. Tiled splash backs. Vinyl flooring. Heated towel rail. 3 spot light fitting to ceiling.

GARDENS

The garden to the front of the property is bounded by a hedge and timber fence and is laid to stone chips providing off street parking. There is a paved path to the entrance door. The rear garden is enclosed by way of a timber fence and hedging. The garden is mostly set to lawn with an area of paving which offers hard standing for bins. Timber garden shed. Rotary clothes drier. A gate opens to a path at the side of the property which provides a link through to the main street.

DIRECTIONS

Travelling west from Cupar on the A91, continue for 2.8 miles turning left onto Main Street. Follow the road for approximately 1 mile before turning left into Crawley Crescent turning left to stay on Crawley Crescent. The house is located on the left and a For Sale Board will be evident.

SERVICES

Gas, electricity, water, telephone and drainage.

ENERGY RATING - C

VIEWINGS

By appointment through Williams Gray Williams, 7 St Catherine Street, Cupar. Telephone 01334 656644