



ROLLOS

3 JAMES INGLIS CRESCENT

CUPAR KY154GX

3 JAMES INGLIS CRESCENT, CUPAR, KY154GX

OFFERS OVER £265,000

- Immaculately presented spacious villa
- Lounge & dining room
- Fitted kitchen/Family Room, utility, W.C.
- Master bedroom En suite
- Three further good-sized bedrooms
- Family bathroom
- G.C.H., D.G.
- Mono-blocked double drive, Double Garage
- Open plan garden to the front, enclosed to the rear

Number three is very impressive villa offering a superb commanding position on this popular residential estate. The property, which was the former show house, is offered for sale in immaculate decorative order throughout.

A double glazed door with etched glass and side pane opens into the spacious hallway. Space for occasional furniture. The w.c. is fitted with a w.c., and wash hand basin. Circular window. The spacious lounge has a four paned window to the front. Feature fireplace with gas fire. The dining room offers a three paned window to the rear. The kitchen is fitted with wood base and wall units with complementing work surfaces and circular sink with drainer. Gas hob and double oven. Integral dishwasher and refrigerator. Tiled flooring. A door leads through to the utility. This room offers complementing units and space for a washing machine, tumble dryer and fridge/freezer. Door leading to the rear. Access to the double garage.

The double garage has two separate up and over doors.

A staircase leads to the upper level where there is a window to the front. Double storage cupboard. The master bedroom offers a three paned window to the rear. Two double built in wardrobes. The en suite is fitted with a w.c., wash hand basin set within a vanity unit with complementing work surfaces. Double shower cubicle with mixer shower. Ceramic wall tiling. Opaque window. The family bathroom is fitted with a w.c., wash hand basin set within a vanity area, bath and separate shower cubicle. Opaque window. Display shelf. Mirror. Bedroom three has a window to the rear. Built in storage. The fourth bedroom has a double window to the front. Laminate flooring. The attractive guest bedroom offers a Bay window. Double built in storage wardrobes.

There is a gas fired central heating system and all windows are double-glazed.

The garden to the front is open plan and a monoblocked pathway leads to the front entrance. A double monoblocked driveway offers private parking and leads to the double garage. The good-sized enclosed rear garden offers a paved area to the rear with a good-sized lawned area beyond. Feature roundel area and borders filled with a selection of mature plants, shrubs and trees. Timber shed.



ROOM SIZES

Lounge	3.62 x 5.78 (11'11" x 19'0")
Dining Room	4.03 x 3.60 (13'3" x 11'10")
Fitted Kitchen	2.74 x 7.07 (9'0" x 23'2")
Utility	1.66 x 1.56 (5'5" x 5'1")
Master Bedroom	4.27 x 4.20 (14'0" x 13'9")
Bathroom	2.90 x 2.03 (9'6" x 6'8")
Bedroom	2.80 x 2.96 (9'2" x 9'9")
Bedroom	2.81 x 2.73 (9'3" x 8'11")
Bedroom	3.59 x 4.46 (11'9" x 14'8")





INCLUDED

All fitted carpets, floor coverings and garden shed.

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

VIEWING

By Appointment Through Our Cupar Office Telephone
01334 654081

COUNCIL TAX BAND F

EPC RATING C

FLOOR AREA 140sq m





Ground Floor demonstrative only



First Floor demonstrative only



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