



ROLLOS

26 MAITLAND DRIVE

CUPAR KY155EU

- Spacious end terraced villa
 - Nestling quietly on the edge of this residential estate
 - Breakfasting kitchen
- Lounge
 - Conservatory
 - Two double bedrooms
- Family bathroom
 - G.C.H., D.G.
 - Garden grounds to the front and rear

Number twenty-six is a spacious end terraced villa, which is positioned on the edge of this cul de sac. The property is entered via a double glazed door. Glazed side panel. The dining kitchen is fitted with base and wall units with complementing work surfaces with stainless steel sink with drainer. Integral electric hob, oven and extractor above. Space for appliances. Deep cupboard. Ample space to dine. The lounge offers a double glazed window to the front. Shelving. The conservatory is glazed on three sides. Ceramic wall tiling. Panel heater. Glazed door leading to the garden. A staircase leads to the upper level where there are two double bedrooms as well as a family bathroom. Within the hallway there are three cupboards. The first bedroom has a window to the rear. Built in wardrobes with mirrored doors. The second bedroom has a window to the rear. Built in wardrobes. The family bathroom is fitted with a w.c., wash hand basin bath and over bath mixer shower. High-level window. There is a gas fired central heating system and all windows are double-glazed. There are garden grounds located to the front and rear, which are laid out for ease of maintenance. It should be noted that the property is being sold as seen.

ROOM SIZES	
Dining kitchen	5.85 x 2.78 (19'2" x 9'1")
Lounge	3.25 x 2.78 (10'8" x 9'1")
Conservatory	3.83 x 2.96 (12'7" x 9'9")
Bedroom	3.22 x 3.05 (10'7" x 10'0")
Bedroom	3.00 x 3.87 (9'10" x 12'8")
Bathroom	1.97 x 1.79 (6'6" x 5'10")

INCLUDED

All fitted carpets, fitted floor coverings and built in appliances where mentioned will be included in the marketing price.

SERVICES

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

VIEWING

By Appointment Through Our Cupar Office
Telephone
01334 654081

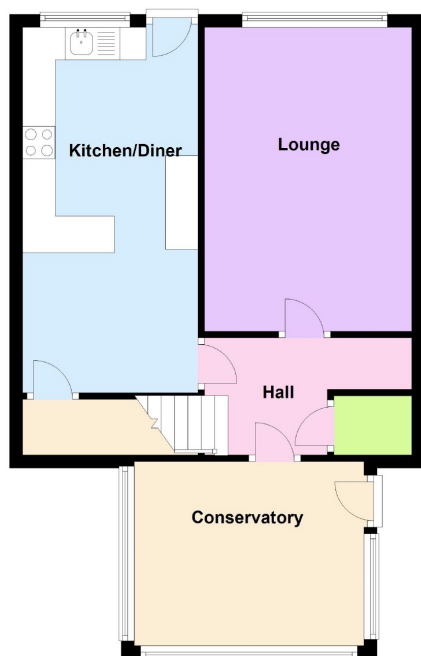
COUNCIL TAX BAND

EPC RATING E

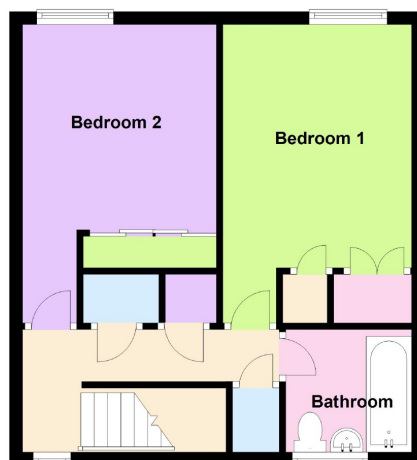
FLOOR AREA 79sq m



Ground Floor, demonstrative only



First Floor, demonstrative only



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

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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.

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