



- The property is set within its own attractive and well maintained garden grounds which are open to the front and enclosed to the rear.
- A mono-block driveway provides access to the attached single car garage to the side of the property with courtesy door to the rear garden. A timber gate to the side of the garage opens to a decked area creating a useful storage area for bins and offering access to the rear garden.
- The fully enclosed rear garden is mainly set to lawn bounded by mature borders. A summer house and terraced area provide sheltered spots perfect for seasonal entertaining.
- A gated path to the side of the property provides access to a further handy storage area and timber garden shed.

12 Landale Gardens, Cupar, KY15 4UE

Approximate Gross Internal Area = 111.0 sq m / 1195 sq ft

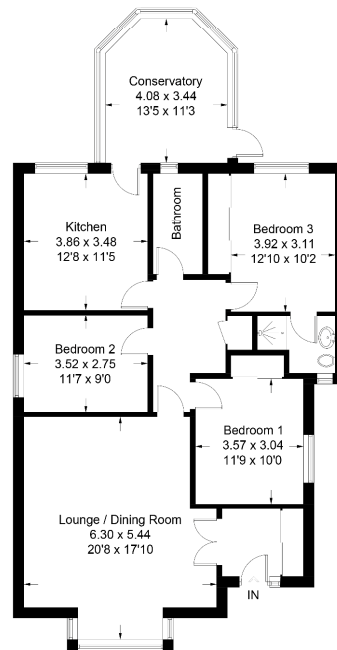


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUKsketch.com © 2017 (ID348194)

LOCATION - St Andrews 10 miles, Dundee 14 miles, Perth 22½ miles, Kirkcaldy 18 miles, Edinburgh 43 miles. The property is conveniently located for the commuter with easy access to A91 and A92. The mainline railway station at Cupar is within walking distance. Edinburgh Airport - 42 miles

SERVICES - Electricity, mains water, mains gas and drainage.

DIRECTIONS - Heading out of Cupar towards St Andrews on the A91 turn right onto Thomastoun Drive and turn left onto Landale Gardens. The property is on the right. A For Sale Board will be evident.

ENERGY RATING - D

COUNCIL TAX BAND - E

EXTRAS - Fitted carpets, curtains, blinds and light fittings are included in the sale.

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

WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents



12 LANDALE GARDENS, CUPAR, KY15 4UE

12 Landale Gardens is a delightful modern detached bungalow located within a quiet and desirable residential area on the outskirts of Cupar. This well laid out and comfortable family home is presented in move in condition and provides spacious and flexible accommodation comprising 3 double bedrooms and 2 public rooms. The property is set within immaculate, enclosed and sheltered garden grounds complete with summerhouse and timber garden shed. A mono-block driveway to the front and single car garage provide generous off street parking. Early viewing is recommended.

OFFERS OVER £230,000

www.williamsgraywilliams.co.uk



SUMMARY OF FEATURES:

- Delightful detached modern bungalow offering spacious and flexible accommodation set over one level
- 3 Double Bedrooms; 2 bathrooms (1 en-suite)
- 2 reception rooms
- Contemporary fitted kitchen
- Private, enclosed and sheltered, garden grounds with summerhouse and timber garden shed.
- Attached single car garage. Private driveway offering generous off street parking
- Gas fired central heating. Double glazing throughout

