



Marybank, East Burnside, Cupar, KY15 4BH
Offers Over £398,000





Very impressive spacious detached traditional villa located within a commanding position.

Marybank is an impressive, spacious, detached property which is located within a commanding position.

The property offers many original features throughout such as ornate cornicing and original doors.

A bridge over the Ladyburn Burn leads to a tarmac driveway, which offers parking and a double garage.

Garden areas are located on either side of the property and are laid to lawn.

Impressive wide stone steps lead up to the front entrance. Double timber doors leads into the entrance vestibule. A further glazed door with side panes leads into the superb hallway. A commanding staircase leads to the first level.

The lounge/bedroom offers a twelve paned window to the front. Stripped back shutters. Tiled fireplace with open fire.

The kitchen/breakfasting room offers a twelve paned window to the side. This room is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer. Integral refrigerator. Ample space to dine. Two pulleys.

The rear utility is fitted with some base and wall units. Door and glazed window to the side. Rangemaster stove. Glazed door leading to the rear vestibule.

From the rear hallway access is gained to a coal cellar, shower cubicle and a further utility room. This utility room offers shelving and a cast iron sink. Central heating boiler. Space for appliances. Window to the rear. W.C. Small paned window to the side.

The dining room is located to the front of the property and offers a twelve paned window to the front and a six paned window to the side. Glazed French doors offer access to the garden. Recess cupboard.

A door leads to the cloakroom. Coathooks. The w.c. is fitted with a w.c. and wash hand basin. Opaque window.

On the first level there is a library with window to the side. Shelving.

The family bathroom is fitted with a w.c., wash hand basin and bath. Opaque window. Skylight.

Further stairs lead to the main hallway.

The drawing room offers three, twelve paned windows. Feature fireplace with open fire. Ornate cornicing.

The study has a twelve paned window to the front. Bedroom one also has a twelve paned window to the front. Shallow press. The second bedroom has a twelve paned window to the side. Shallow press.

The third bedroom offers a window to the side.

A further staircase leads to the attic level.





Bedroom four / box room has storage into the eaves and Bedroom five /attic room offers a skylight window. Access into the eaves. Mid landing six paned window. Window looking on to Castlefield. Storage into the eaves. Storage room.

There is an oil fired central heating system.

Within the basement of the property there are two cellar rooms as well as a work shop area. As mentioned, double wrought iron gates leads over a bridge to a tarmac driveway. The double garage is accessed by up and over doors. Garden grounds are located on both sides of the property.

ROOM SIZES

Hallway	2.66 x 5.84 (8'9" x 19'2")
Lounge	3.88 x 4.87 (12'9" x 16'0")
Kitchen/Breakfasting room	4.87 x 4.47 (16'0" x 14'8")
Utility	2.79 x 5.16 (9'2" x 16'11")
Rear Utility	3.24 x 3.56 (10'8" x 11'8")
Dining room	6.36 x 4.84 (20'10" x 15'11")
W.C.	1.95 x 1.99 (6'5" x 6'6")

Upper Level

Library	3.18 x 2.30 (10'5" x 7'7")
Bathroom	2.50 x 1.90 (8'2" x 6'3")
Bedroom	3.18 x 3.64 (10'5" x 11'11")
Drawing Room	5.41 x 8.42 (17'9" x 27'7")
Study	2.66 x 3.03 (8'9" x 9'11")
Bedroom	3.93 x 4.86 (12'11" x 15'11")
Bedroom	4.87 x 4.46 (16'0" x 14'8")
Bedroom 4 / Attic Room	4.57 x 2.94 (15'0" x 9'8")
Bedroom 5/Attic Room	3.24 x 6.27 (10'8" x 20'7")

Floor area: 335 sqm

SERVICES

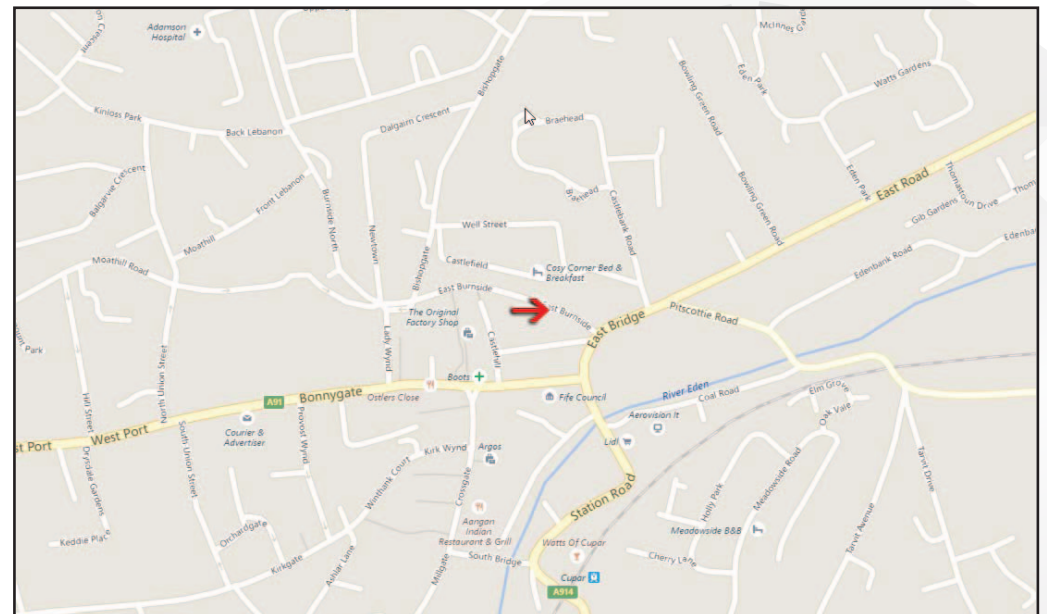
Mains water, drainage and electricity are connected to the property.

INCLUDED

All fitted carpets, fitted floor coverings and built-in kitchen appliances are included in the marketing price.

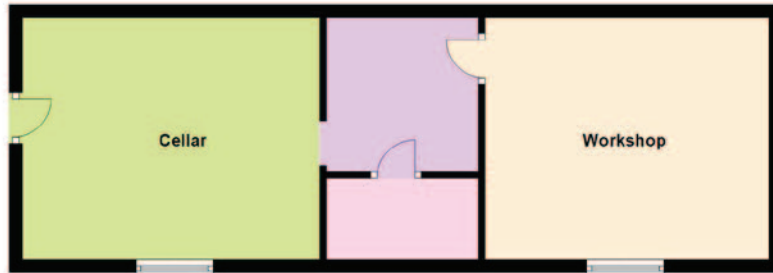
COUNCIL TAX: Band G

EPC RATING: Band G





Basement, demonstrative only



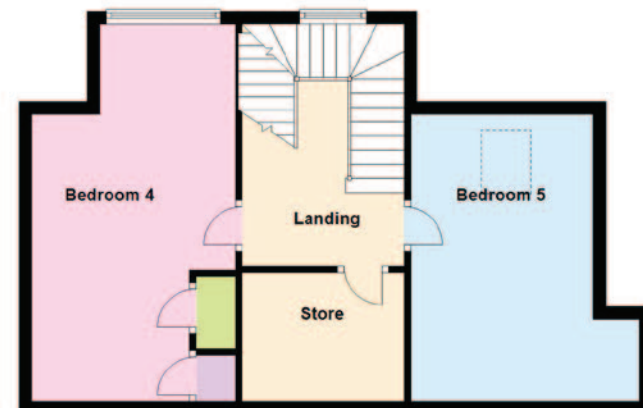
Ground Floor, demonstrative only



First Floor, demonstrative only



Second Floor, demonstrative only





ROLLOS

◆ *solicitors & estate agents* ◆



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