



ROLLOS

29 ORCHARDGATE

CUPAR KY15 5AG

- Spacious mid terraced villa with garden grounds to the front and rear
 - Hallway
 - Lounge/dining room
- Fitted kitchen
 - Three bedrooms
 - Family bathroom with over bath shower
- Gas fired central heating
 - Double glazing
 - Garden grounds to the front and rear

Number twenty nine is a spacious mid terraced villa which offers garden grounds to the front and rear. A timber door leads into the hallway. Under stair storage cupboard. The lounge offers double windows to the front and rear. The kitchen is fitted with base and wall units with complementing work surfaces and coloured sink with drainer. Gas hob with electric oven. The dishwasher will be included in the marketing price. The first bedroom has a window to the front. Cupboard housing which houses the hot water tank. The second bedroom has a window to the rear. Storage along one wall. The third bedroom has a window. Deep shelved cupboard. The family bathroom is fitted with a w.c., wash hand basin and bath with over bath electric shower. There is a gas fired central heating system and all windows re double glazed. There are garden grounds to the front and rear.

ROOM SIZES	
Lounge	6.31 x 2.97 (20'8" x 9'9")
Fitted kitchen	2.41 x 3.29 (7'11" x 10'10")
Bedroom	2.76 x 3.37 (9'1" x 11'1")
Bedroom	2.79 x 4.78 (9'2" x 15'8")
Bedroom	2.98 x 2.29 (9'9" x 7'6")
Bathroom	2.21 x 1.96 (7'3" x 6'5")

INCLUDED
All fitted carpets, fitted floor coverings and the dishwasher 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 C
EPC RATING D
FLOOR AREA 72sq m

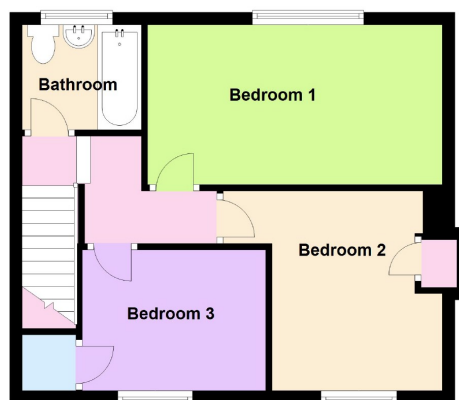




Ground Floor, demonstrative only



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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