



17 Holly Park, Cupar, KY155DB
Offers over £170,000



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OFFERS OVER
£170,000

Number seventeen is a freshly presented semi detached bungalow which is positioned within this popular area of the town.

The property is entered via a timber door which leads into the entrance vestibule. Meters. A door with small glazed panes lead into the hallway. Storage broom cupboard. Deep cupboard housing the central heating boiler.

The lounge offers a four paned window to the front.

There is a fitted kitchen with a dining area. The kitchen is fitted with base and wall units with complementing work surfaces and light coloured sink with drainer. Slot in cooker, refrigerator, and washing machine. Double window and glazed door leading to the rear. The dining area offers a window to the side.

The bathroom is fitted with w.c., wash hand basin and bath with over bath mixer shower. Ceramic wall tiling. Opaque window.

The first bedroom offers a double window to the rear. Storage wardrobe with mirrored doors. The second bedroom offers a triple window to the front. Build in storage wardrobe with mirrored doors.

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

To the front of the property there is an open plan area of garden. To the side of the property there is

a driveway offering parking and beyond a detached garage. The garage is accessed by an up and over door.

The garden to the rear is laid out for ease of maintenance with paved, lawned and well stocked flower borders.





- Impressive detached semi bungalow
- Vestibule & Hallway
- Lounge
- Fitted kitchen/dining area
- Bathroom
- Two double bedrooms
- Driveway
- Detached garage
- Garden grounds to the front and rear

INCLUDED

All fitted carpets, fitted floor coverings, slot in cooker, refrigerator, and washing machine 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 D

EPC RATING C

FLOOR AREA 74 sqm







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Room Sizes

Approximate measurements

Lounge	15'5" x 11'10"	4.71 x 3.60
Fitted kitchen / Dining area	15'9" x 9'11"	4.79 x 3.02
Bathroom	6'9" x 7'3"	2.06 x 2.21
Bedroom	11'2" x 10'9"	3.40 x 3.27
Bedroom	10'8" x 11'11"	3.26 x 3.64



Demonstrative only



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without any obligation.

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