



**ROLLOS**

**15 WELL STREET**

**CUPAR KY15 4AX**

- Impressive mid terraced cottage
- Positioned within this popular area of the town
- Hallway
- Lounge/dining room
- Fitted kitchen
- Family bathroom
- Four bedrooms (one en suite)
- G.C.H., D.G.
- Enclosed garden to the rear

Number 15 is a spacious mid terraced villa which is positioned within this popular area of the town.

A glazed door leads into the hallway. The lounge/dining room offers a four paned window to the front. Patio doors offer access to the delightful enclosed garden.

The kitchen is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer. Integral gas hob and electric oven. The washing machine and dishwasher will be included in the marketing price. Space for fridge/freezer. Double window to the rear.

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

The first bedroom offers a double window to the front. Display area. Cupboard housing the smart meter. The second bedroom offers a double window to the rear. Storage shelves.

A staircase leads to the upper level. The master bedroom offers large Velux window. Storage units into the eaves. Two wardrobes.

The en suite is fitted a w.c., and wash hand basin set within a vanity unit and separate shower.

The fourth bedroom offers a large Velux. Storage into the eaves.

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

To the rear of the property there is a delightful mature South facing enclosed garden offering a high degree of privacy. There are mature trees, shrubs, as well as lawned areas. Large timber shed at the bottom of the garden.

Cupar offers a wide range of facilities and amenities such as shopping, primary, secondary and further education. There is a leisure centre with swimming pool, golf course, rugby club and bowling green. For the commuter, there is a railway station and an excellent bus service which connects the area to Dundee, Perth, St Andrew, Edinburgh and Glasgow.





## ROOM SIZES

Lounge / Dining room	6.76 x 4.41 (22'2" x 14'6")
Kitchen	2.79 x 2.49 (9'2" x 8'2")
Bathroom	1.75 x 2.58 (5'9" x 8'6")
Bedroom	3.42 x 2.68 (11'3" x 8'10")
Bedroom	2.69 x 3.59 (8'10" x 11'9")
Master bedroom	3.96 x 4.75 (13'0" x 15'7")
En suite	2.27 x 1.87 (7'5" x 6'2")
Bedroom	3.61 x 4.76 (11'10" x 15'7")









## **INCLUDED**

All integral kitchen appliances, washing machine, dishwasher and large timber shed 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 E**

## **EPC RATING D**

## **FLOOR AREA 108sq m**



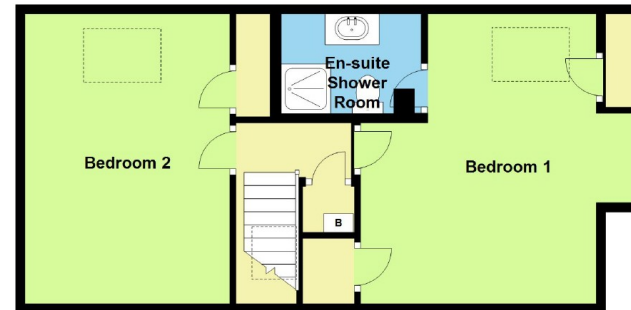




**Ground Floor, demonstrative only**



**First Floor, demonstrative only**



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24 hour answering service at all our offices

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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