



5 Watts Gardens, Cupar, KY15 4UG
Offers in the region of £220,000



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Number five is a superb detached bungalow which is positioned within this sought after cul de sac. The property is offered for sale in fresh decorative order throughout.

A timber door leads into the hallway. Deep cupboard.

The first bedroom has a window to the front. Storage wardrobe.

The lounge has a picture window to the front. Feature fireplace with electric fire. Sliding doors leads into the dining room. The dining room offers patio doors leading out to the private garden.

The kitchen is fitted with base and wall units with complementing work surfaces and stainless steel sink. The slot in cooker, tumble dryer and refrigerator will be included in the marketing price. Ample space to dine. The utility offers space for appliances. Central heating boiler. Freezer and washing machine will be included in the marketing price. Door to the side.

The bathroom is fitted with a w.c., wash hand basin set within a vanity unit and bath. Full ceramic tiling.

The second bedroom has a window to the rear. Built in wardrobes. The en suite is fitted with a w.c. wash hand basin and shower cubicle with mixer shower. Opaque window.

The third bedroom has a window to the rear. Built in wardrobe.

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

There is a driveway to the side and an attached garage. The garage is accessed by an up and over door.

To the front of the property there is an open plan area of garden with mature shrubs.

The good sized rear garden is quite delightful with manicured lawned areas and mature borders.





- Spacious detached bungalow
- Lounge through to Dining Room
- Fitted kitchen & Utility
- Master bedroom & en suite
- Two further bedrooms
- Family bathroom
- GFCH & DG
- Driveway & Attached garage
- Garden to front & good-sized garden to rear

INCLUDED

All fitted carpets, fitted floor coverings, slot in cooker, refrigerator, freezer, tumble dryer 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 E

EPC RATING D

FLOOR AREA 96 sqm







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you can always count on.*



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| | | |
|-----------------------------|---------------|-------------|
| Lounge | 12'8" x 19'4" | 3.85 x 5.90 |
| Dining Room | 9'4" x 12'5" | 2.84 x 3.79 |
| Fitted Breakfasting Kitchen | 9'9" x 11'4" | 2.98 x 3.46 |
| Utility Room | 5'8" x 7'6" | 1.72 x 2.29 |
| Bathroom | 6'9" x 7'11" | 2.06 x 2.42 |
| Bedroom | 11'9" x 12'5" | 3.59 x 3.79 |
| En Suite | 4'9" x 7'8" | 1.46 x 2.33 |
| Bedroom | 7'5" x 10'5" | 2.27 x 3.18 |
| Bedroom | 11'9" x 9'2" | 3.59 x 2.80 |



Plan demonstrative only



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at any of our offices.