



9 Drumdryan Place, Cupar, KY15 5JJ  
Offers over £165,000



# 9 Drumdryan Place Cupar KY15 5JJ

**OFFERS OVER**  
**£165,000**

---

Number nine is a deceptively spacious semi detached bungalow which has been sympathetically extended. The property is offered for sale in fresh decorate order throughout.

Number nine is entered via a small porch, which is located to the front. This area is glazed on two sides with double glazed door. The porch leads into the hallway. Deep cupboard and a cupboard below the staircase

The bedroom has a window to the rear. Laminate. The shower room is fitted with a w.c., and wash hand basin positioned within a display area. Separate shower with mixer shower. Wet wall. The lounge offers a window to the front. Feature fireplace.

The kitchen is fitted with light base and wall unit and stainless steel sink with drainer. Bosch dish washer and refrigerator. Built in oven and grill. Electric De Dietrich hob. Miele wash machine. Glazed double glazed door. Double window to the rear.

A staircase leads to the upper level where there are two further bedrooms and a w.c..

The third bedroom offers a double window to the side. Velux. The fourth bedroom offers a Velux.

The w.c. is fitted with a w.c., and small wash hand basin. Velux.

There is a gas fired central heating system and all

windows are double glazed.

To the side there is a driveway which leads to the attached garage. The garage is entered via an up and over door.

The enclosed garden to the rear is laid out for ease.

To the front of the property the garden offers a variety of mature shrubs and trees.





- Impressive semi detached property
- Porch
- Lounge
- Fitted kitchen
- Four bedrooms
- Shower room & W.C.
- G.C.H., D.G.
- Attached garage
- Driveway
- Garden grounds to the front and rear

#### **INCLUDED**

All fitted carpets, fitted floor coverings, Bosch dishwasher, built in oven/grill, De Dietrich electric hob and Miele washing machine will be included 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

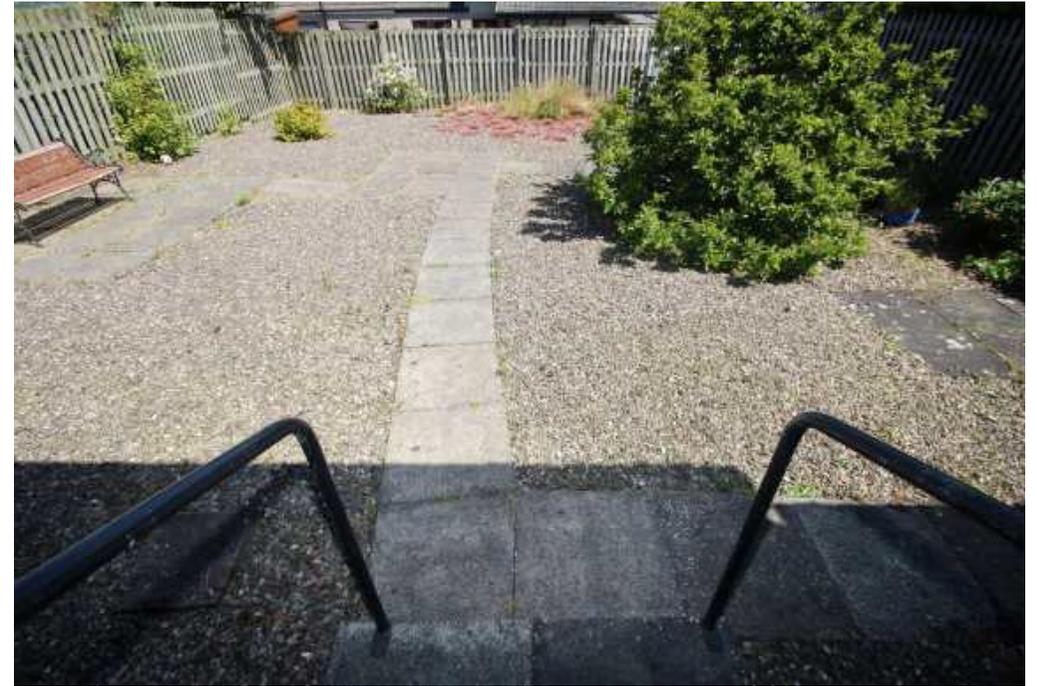
#### **COUNCIL TAX BAND D**

**EPC RATING D**

**FLOOR AREA 85 sqm**







*Offices  
throughout Fife*



**ROLLOS**

[www.rollos.co.uk](http://www.rollos.co.uk)  
f t



*Advice for the  
whole of your life*



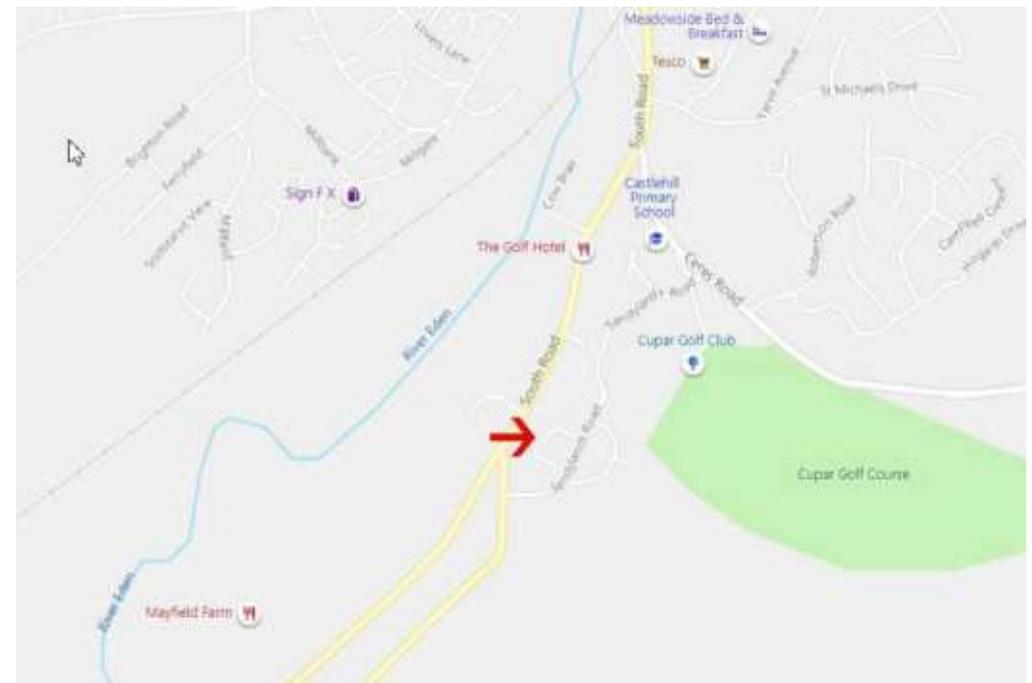
**ROLLOS**

[www.rollos.co.uk](http://www.rollos.co.uk)  
f t

## Room Sizes

*Approximate measurements*

Porch	5'3" x 6'2"	1.60 x 1.88
Bedroom	8'11" x 11'6"	2.71 x 3.50
Bedroom	10'0" x 11'6"	3.06 x 3.51
Shower room	5'4" x 8'1"	1.62 x 2.47
Lounge	11'4" x 15'1"	3.45 x 4.59
Kitchen	10'2" x 6'5"	3.11 x 1.96
Bedroom	11'2" x 15'3"	3.41 x 4.64
Bedroom	8'11" x 15'3"	2.72 x 4.65
W.C.	5'5" x 3'10"	1.66 x 1.18



Ground Floor



First Floor



[WWW.ROLLOS.CO.UK](http://WWW.ROLLOS.CO.UK)

24 hour answering service at all our offices

**CUPAR**

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: [cupar@rollos.co.uk](mailto:cupar@rollos.co.uk)

**AUCHTERMUCHTY**

36 Cupar Road, Auchtermuchty,  
Fife KY14 7DD  
T: 01337 828775  
E: [auchtermuchty@rollos.co.uk](mailto:auchtermuchty@rollos.co.uk)

**ST ANDREWS**

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: [standrews@rollos.co.uk](mailto:standrews@rollos.co.uk)

**ST ANDREWS**

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: [propertyletting@rollos.co.uk](mailto:propertyletting@rollos.co.uk)

**GLENROTHES**

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: [glenrothes@rollos.co.uk](mailto:glenrothes@rollos.co.uk)

We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.