

Lawyers and Estate Agents



7 OAK VALE, CUPAR, FIFE, KY15 5BD

Number 7 Oak Vale is a bright and deceptively spacious semi-detached property set within a much sought after residential area. It lies tucked away at the end of a quiet cul de sac and yet is within a short distance of the town centre, supermarkets and mainline train station. This comfortable family home has a flexible layout comprising 3 bedrooms, spacious lounge opening to a dining area, kitchen, family bathroom and WC. The property is formed over two levels and benefits from gas central heating and is fully double glazed. There is a sheltered and enclosed garden to the side and rear with 2 handy sheds and a storage bunker.



OFFERS OVER £140,000

The property offers well proportioned accommodation with a flexible layout and benefits from double glazing and gas central heating. A paved and gravel path provides access to the property and to the private garden to the rear. The low maintenance garden with metal garden shed, timber shed and storage bunker also provides hard standing for bins. Cupar offers a wide variety of local shopping and leisure facilities including golf, swimming and bowling. The town centre and a choice of supermarkets are all within walking distance as is the mainline railway station. Regular bus services also connect the area to St Andrews, Dundee, Perth and Edinburgh allowing for easy travelling to and from Cupar.

SUMMARY OF FEATURES:

- Semi detached 2 storey house
- 3 Bedrooms (2 double)
- Spacious lounge opening to dining area
- Fitted kitchen
- Family bathroom and separate WC
- Gas central heating and double glazing
- Sheltered and enclosed garden to rear & side
- 2 garden sheds and additional storage bunker



7 Oak Vale, Cupar, Fife, KY15 5BD

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft

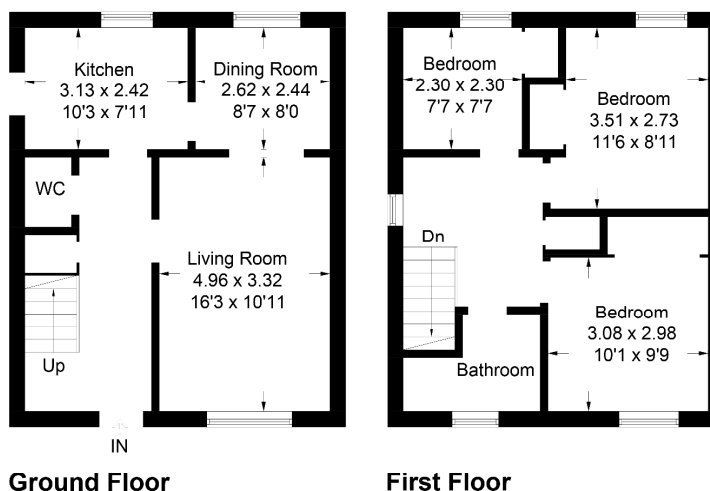


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID599998)

ENERGY RATING - C

COUNCIL TAX BAND - D

DIRECTIONS -Heading out of Cupar past Tesco on the A914 turn left onto St Michaels Drive before turning left on to Meadowside Road and left again onto Oak Vale. The property is located on the left at the end of the cul de sac and a For Sale Board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF AN OFFER TO SELL.