



5 Marionfield Place, Cupar, KY15 5JN
Offers over £275,000



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OFFERS OVER
£275,000

Number five is an impressive detached villa which has been sympathetically extended creating a spacious family home, positioned within a sought-after position.

A double-glazed door leads into the vestibule. Meters. Within the hallway there is a storage cupboard a further glazed door to hallway. The first bedroom has a double window to the front.

The spacious, welcoming lounge offers a bay window. Feature fireplace. Mirror.

The second bedroom has a double window to the rear. Free standing wardrobe.

The bathroom is fitted with w.c., wash hand basin and bath with mixer shower. High level opaque window. Ceramic wall tiling. Mirrored radiator.

The kitchen is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer. Bosch double oven. Gas hob and Neff hood. Space for dishwasher. Double window to the rear as well as to the side.

The family room offers a window to the side.

The porch/utility is glazed on two sides. Plumbing for washing machine. Glazed door.

A staircase leads to the upper level where there is master bedroom leading to a dressing room and en suite. Velux window. There is also an additional bedroom.

The master bedroom offers a large Velux. The

dressing area offers double wardrobes as well as drawers facilities.

The en suite bath room is fitted with a w.c., wash hand basin, bath and separate shower cubicle with electric shower. Heater towel rail. Open Velux window and additional window.

The fourth bedroom offers a window to the front. Built in wardrobe & storage cupboard.

There is a gas fired central heating system with a new boiler. All windows are double glazed.

There are mature garden grounds to the side and rear which are laid to lawn with mature flower borders. There is driveway parking and a single garage with further area to the side. Power and light.





- Immaculately presented extended detached villa
- Entrance vestibule
- Impressive lounge
- Family bathroom
- Fitted kitchen / family room
- Utility/porch
- 4 bedrooms one with en suite dressing room
- G.C.H., D.G.
- Mature garden grounds
- Driveway & Garage

INCLUDED

All fitted carpets, fitted floor coverings, built-in appliances where mentioned, curtains, light fittings, and mirror in the lounge will be included in the marketing price.

SERVICES

Mains water, 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 142 sqm





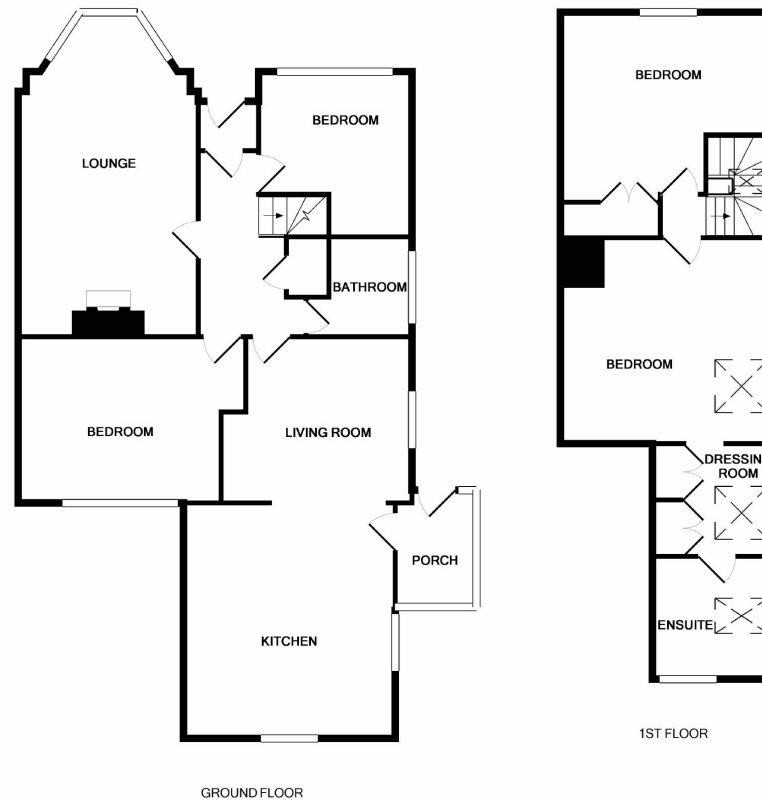


Room Sizes

Approximate measurements

Bedroom	11'2" x 10'6"	3.40 x 3.19
Lounge	22'9" x 12'2"	6.94 x 3.72
Bedroom	11'2" x 15'3"	3.40 x 4.65
Bathroom	6'9" x 5'7"	2.07 x 1.71
Fitted kitchen	15'1" x 15'10"	4.59 x 4.83
Family room	13'1" x 11'4"	4.00 x 3.45
Utility	8'0" x 5'3"	2.43 x 1.60
Bedroom	14'6" x 13'11"	4.43 x 4.25
Dressing room	6'9" x 7'8"	2.07 x 2.33
En suite	8'8" x 7'10"	2.63 x 2.38
Bedroom	13'0" x 12'6"	3.96 x 3.81





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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