

Lawyers and Estate Agents



10 CROFT LOAN, CERES, BY CUPAR, KY15 5NR

This delightful 2 bedroom, semi-detached, bungalow is located in a quiet residential area within the picturesque conservation village of Ceres. The property is presented in 'walk-in' condition and comprises 2 bedrooms, lounge, kitchen and shower room and benefits from double glazing and electric central heating. A private driveway provides access to the property and a detached single garage. There are well maintained gardens to the front and rear. The sheltered and enclosed garden to the rear offers hard standing for bins and houses a useful timber shed. Ceres has an excellent primary school and nursery, in addition there is a good selection of local shops. Nearby Cupar offers a wider selection of facilities, including secondary education at the well regarded Bell Baxter High School. The mainline train station at Cupar and easy access to good road networks provide a fast link to Dundee, Edinburgh and beyond.

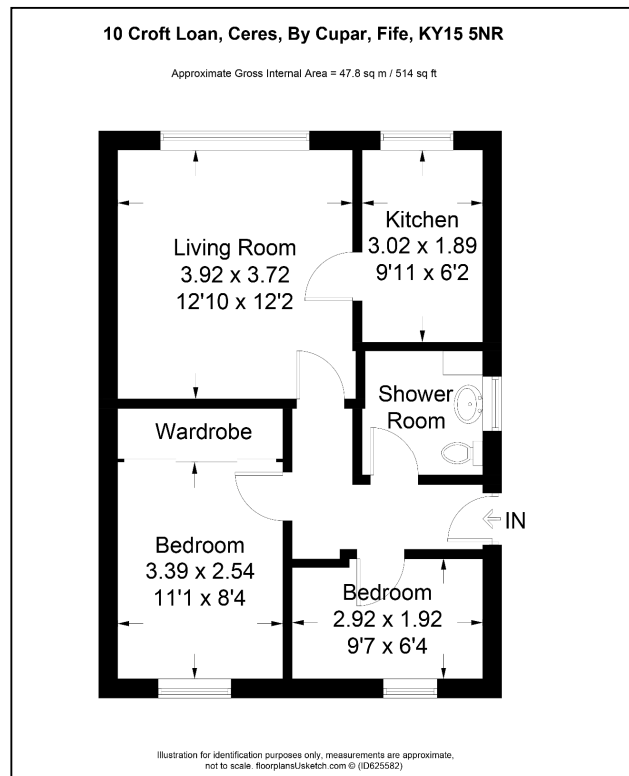


OFFERS OVER £120,000

The bright and freshly painted accommodation comprises 2 bedrooms, sitting room, modern fitted kitchen and shower room. Additional useful storage is available in the attic space which is partially floored and lit and accessed via a hatch with loft ladder.

SUMMARY OF FEATURES:

- Semi-detached bungalow within popular rural village
- Two bedrooms
- Bright sitting room
- Fitted kitchen
- Fully tiled shower room
- Electric central heating and double glazing
- Gardens to front and rear with timber shed
- Detached garage
- Driveway with private parking



ENERGY RATING – D COUNCIL TAX BAND – C

DIRECTIONS – Travelling from Cupar into Ceres on the B939, continue through Ceres turning left onto Anstruther Road. Turn right onto Castle Park and continue straight on to Croft Loan. The house is on the right at the end of the cul de sac. 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 ANY OFFER TO SELL