



22 Meadowside Road, Cupar, KY15 5DD
Offers over £333,000



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OFFERS OVER
£333,000

Number twenty- two is an amazing individual property.

The property is entered via a timber door with side screen which leads into the entrance vestibule Feature arched window. A glazed door leads into the hallway. Space for occasional furniture.

The first bedroom/sitting room has a triple window to the front over -looking the decked area. Feature fireplace with electric fire.

The second bedroom offers triple windows to the side. Built in wardrobes. The third bedroom has a triple window to the side. The en suite is fitted with a w.c., wash hand basin and shower cubicle. Ceramic tiling.

The small kitchen is fitted with base and wall units with complementing work surfaces and stainless steel sink with drainer. Built in electric hob and oven. Appliances included. Window to the side. A door leads to a large cellar void which is ideal for storage. Central heating boiler.

The bathroom is fitted with a w.c., wash hand basin and bath with over bath mixer shower.

Opaque window. Ceramic wall tiling.

Stairs leads to the next level.

The superb lounge offers a four paned window to the front as well as to the side. Raised plinth with wood burning stove.

The master bedroom offers a four paned window

to the front. Three double storage wardrobes with mirrored doors.

The en suite is fitted with a w.c., wash hand basin and bath with shower over. Wet wall.

The dining room has a triple window to the side.

Double cupboard housing solar panel controls.

The shower room is fitted with a w.c., wash hand basin and corner shower cubicle.

The breakfasting kitchen is fitted with base and wall units with complementing work surfaces. Built in gas hob and range oven - extractor above. Integral dish washer. Window to the rear. Patio doors leads to the garden room.

The utility is fitted with base and wall units with stainless steel sink with drainer. Deep cupboard. Window and door to the side.

The conservatory is double glazed on three sides. Glazed doors.

The garden room leads out from the kitchen and offers bi folding doors with insert blinds. Triple window to the side.

The bedroom has a triple window to the side.

To the front there is a double monoblocked driveway offering parking as does the area to the side. The double garage is accessed by up and over doors.

The garden grounds surround the property.





- Very impressive detached villa
- Entrance vestibule & hallway
- 4 public rooms
- 5 bedrooms (2 en suite)
- 2 kitchens with utility's
- Bathroom & Shower room
- G.C.H., D.G. & Solar Panels
- Driveway and additional parking
- Double garage
- Garden grounds

INCLUDED

The built in appliances, fridge/freezer and washing machine in the small kitchen will be included as will the built in appliances, larder fridge/freezer in the breakfasting kitchen as well as all blinds, carpets and floor coverings. The tumble dryer and washing machine in the utility will also be included in the marketing price.

It should be noted that the attractive L shaped suite in the lounge as well as additional furnishings will be available by separate negotiation.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By Appointment Through Our Cupar Office
Telephone: 01334 654081

COUNCIL TAX BAND G

EPC RATING B

FLOOR AREA 217 sqm







Room Sizes

Approximate measurements

Entrance vestibule	6'6" x 7'1"	1.98 x 2.16
Sitting room/Bedroom	11'7" x 16'8"	3.53 x 5.09
Bedroom	15'1" x 9'6"	4.59 x 2.90
Bedroom	9'11" x 13'1"	3.01 x 3.98
En suite	4'3" x 5'4"	1.30 x 1.63
Kitchen	12'10" x 6'8"	3.92 x 2.04
Bathroom	6'8" x 6'10"	2.04 x 2.09
Lounge	18'7" x 16'4"	5.67 x 4.98
Master bedroom	13'3" x 12'11"	4.03 x 3.93
En suite	5'5" x 10'1"	1.64 x 3.07
Dining room	10'4" x 22'1"	3.15 x 6.72
Shower room	4'0" x 6'5"	1.21 x 1.96
Breakfasting kitchen	10'6" x 18'10"	3.19 x 5.73
Utility	6'4" x 9'5"	1.92 x 2.86
Conservatory	13'1" x 9'9"	3.99 x 2.96
Garden room	10'8" x 12'5"	3.26 x 3.79
Bedroom	9'9" x 14'2"	2.98 x 4.31





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

AUCHTERMUCHTY

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

ST ANDREWS

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

ST ANDREWS

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

GLENROTHES

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

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free valuation and quotation
without any obligation.

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at any of our offices.