

Lawyers and Estate Agents



29 WESTFIELD ROAD, CUPAR, KY15 5AR

This spacious, 3 bedroom, semi-detached, villa is located in a highly desirable residential area within walking distance of all local amenities. The property is well maintained and comprises 2/3 double bedrooms, 1/2 public rooms, kitchen, family shower room and separate WC. It benefits from double glazing, gas central heating and generous storage facilities. A private driveway provides access to the property and a detached single garage. There are attractive, well stocked gardens to the front and rear and a useful timber shed. 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 a few minutes walk 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.

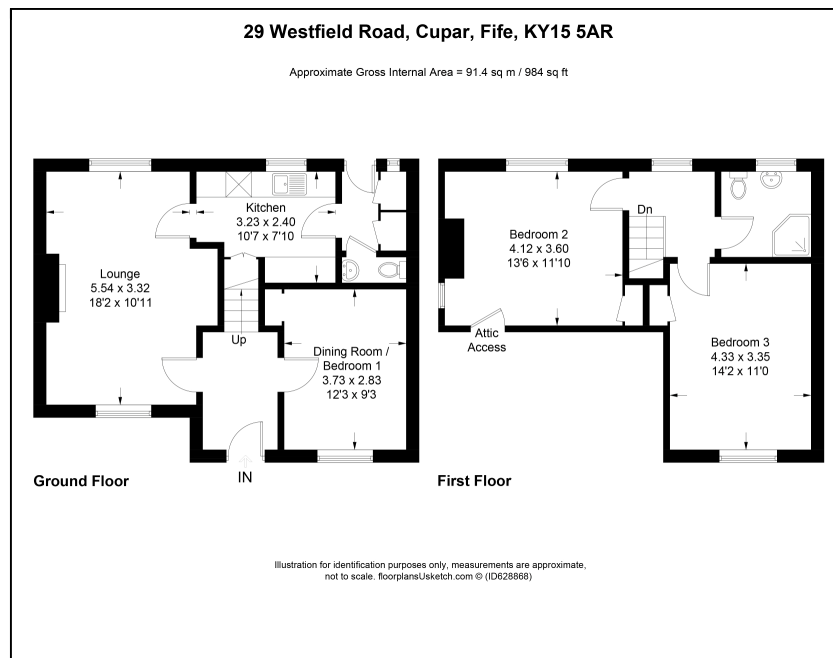


OFFERS OVER £155,000

The property is located on one of Cupar's most prestigious and sought after streets. It provides spacious family accommodation with a flexible layout combined with generous storage facilities. Good sized grounds to the front and rear provided plenty of scope for family life and for the keen gardener.

SUMMARY OF FEATURES:

- Semi-detached villa on highly desirable street
- 2/3 double bedrooms
- 1/2 public rooms
- Bright kitchen
- Family shower room and separate WC
- Gas central heating and double glazing
- Well stocked gardens to front and rear with timber shed
- Detached garage
- Driveway with private parking



ENERGY RATING – D COUNCIL TAX BAND – C

DIRECTIONS – Heading west from our offices on St Catherine Street /A91 turn left on to Provost Wynd and right on to Kirkgate. Continue on to Westfield Road and the destination is on the left. 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