



21 EDENBANK ROAD, CUPAR, KY15 4HE

This delightful 2 storey semi-detached villa is set in a quiet and highly desirable residential area within walking distance of the town centre and mainline train station. The deceptively spacious family accommodation comprises 3 double bedrooms, kitchen, dining room, lounge and shower room and requires a little modernising to maximise its full potential. The property benefits from double glazing and gas central heating and generous storage facilities. A private driveway provides access to a detached single garage and charming sheltered garden grounds to the rear of the property. Early viewing is recommended.



OFFERS OVER £190,000

The accommodation, which is set over two floors, provides a spacious and flexible layout comprising 3 double bedrooms, lounge, kitchen, dining room and family shower room. The property is set back from the road with low maintenance garden to the front and large mature garden grounds to the rear.

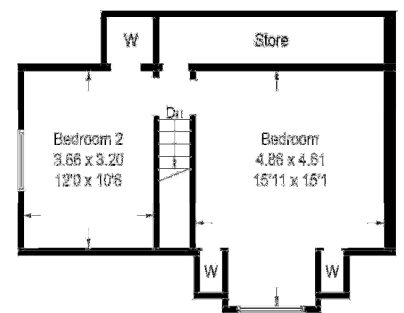
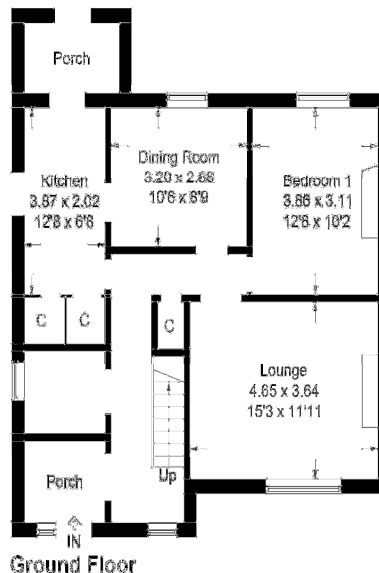
SUMMARY OF FEATURES:

- Semi-detached 2 storey villa
- Three double bedrooms
- 2 Public rooms
- Kitchen
- Family shower room
- Gas central heating and double glazing
- Generous storage
- Gardens to front and rear
- Detached garage
- Driveway with private parking



Dromana, 21 Edenbank Road, Cupar, Fife, KY15 4HE

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@uketch.com © (D685804)

ENERGY RATING – D

COUNCIL TAX BAND – D

DIRECTIONS – Heading east out of Cupar on the A91 turn right onto Pitcottie Road/B940 and first left onto Edenbank Road. The Property will be on the left hand side 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 ANY OFFER TO SELL