

Lawyers and Estate Agents



2 MAITLAND DRIVE, CUPAR, KY15 5EU

This spacious, 3 bedroom, semi-detached villa is located on a generous corner plot in a highly desirable residential area. Set over two storeys the property is well maintained throughout and comprises 3 double bedrooms, lounge, dining kitchen and family bathroom with over bath shower. It benefits from double glazing, gas central heating and provides plenty of storage. The good sized garden grounds extend to three sides of the property with a useful timber shed to the rear. Cupar offers a wide variety of local shopping and leisure facilities including golf, swimming and bowling. The town centre, local primary and secondary schooling and a choice of supermarkets are all within a short walk as is the mainline railway station.



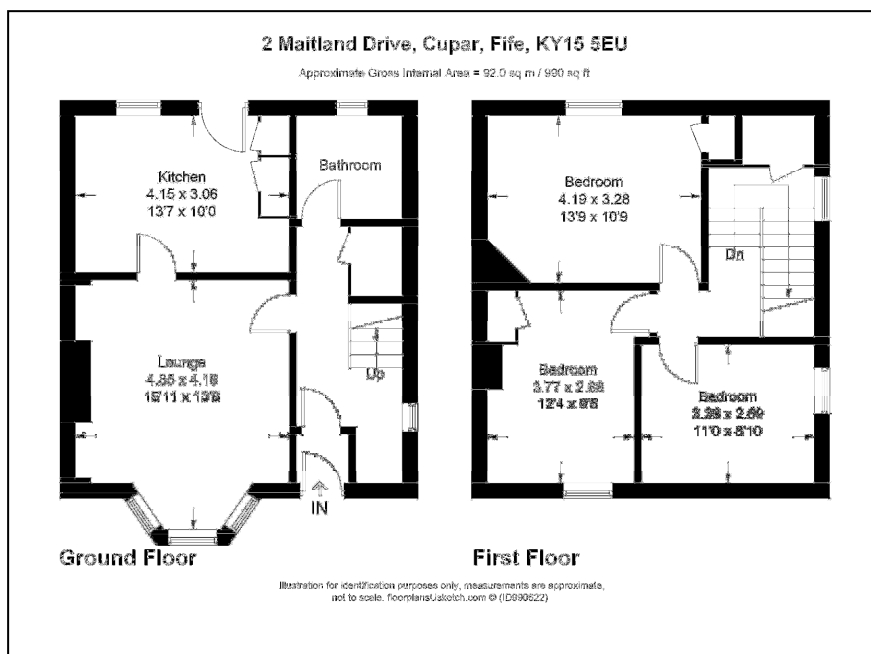
OFFERS OVER £170,000

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This much loved family home is located in a sought after residential area. It provides spacious accommodation combined with generous storage facilities. Good sized grounds provided plenty of scope for family life and for the keen gardener.

SUMMARY OF FEATURES:

- Semi-detached villa in highly desirable area
- 3 double bedrooms
- Good sized lounge
- Bright kitchen with access to garden to rear
- Family bathroom
- Gas central heating and double glazing
- Attractive garden grounds with timber shed
- Walking distance to all local amenities



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 before turning left onto Maitland Drive. The destination is immediately on the right hand side on the corner of Westfield Road and Maitland Drive. 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