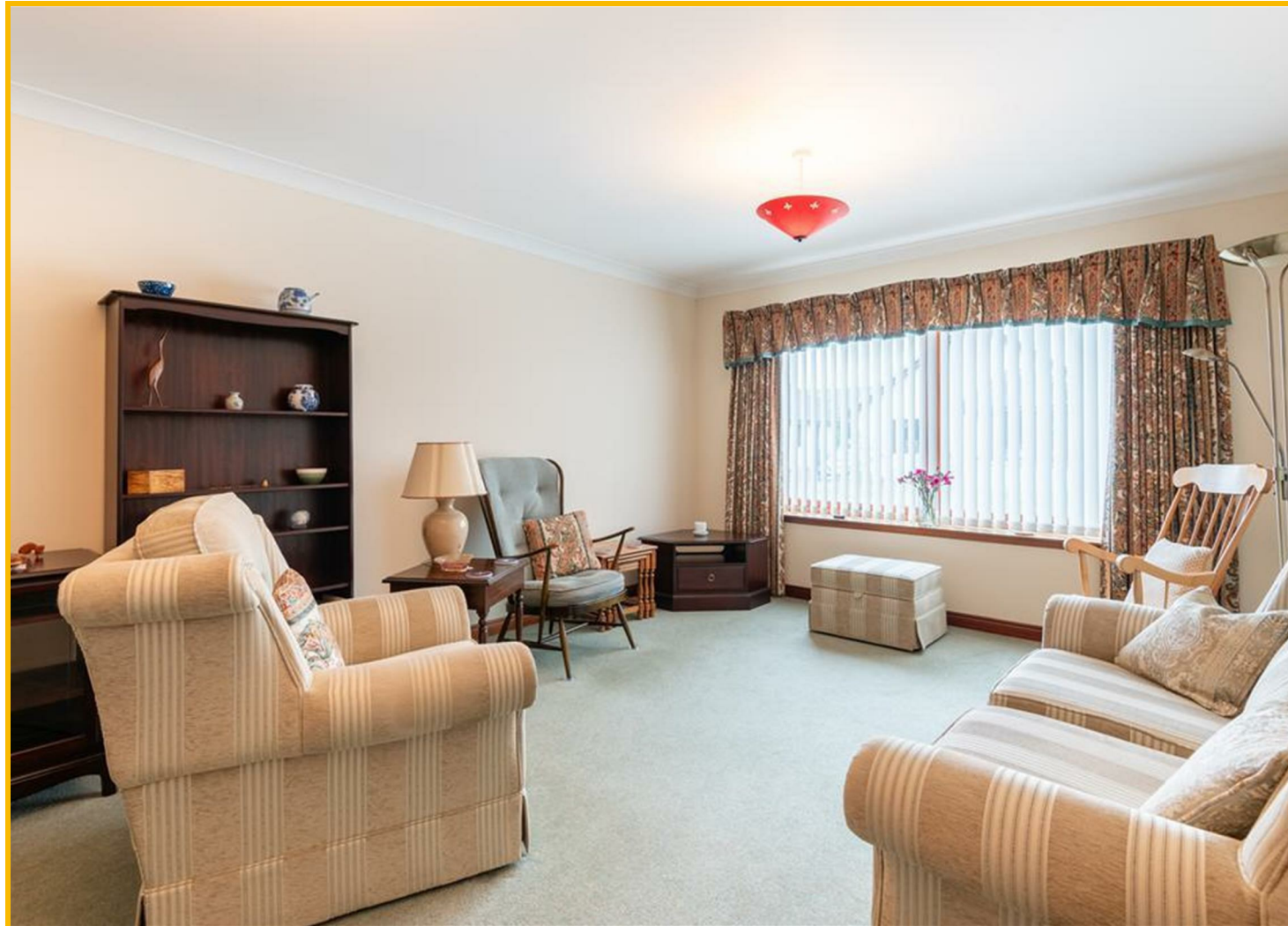




33 Campbell Crescent, Cupar, KY15 5YT
Offers Over £275,000



SPACIOUS 3 Bedroom Detached Bungalow with a PRIVATE south facing garden, detached garage and a driveway. Situated in a SOUGHT-AFTER location within walking distance to local Primary School and town centre providing all essential amenities. Local Train Station provides excellent commuter links with Dundee/Edinburgh, Perth and beyond. Accommodation: Hall, living room, breakfasting kitchen, 3 double bedrooms and a bathroom. DG. GCH. Gardens. Driveway and a Garage. PERSONAL PROPERTY TOUR available online.



LOCATION

The former market town of Cupar offers a superb range of local amenities with a good selection of shops, supermarkets, pubs, restaurants, and leisure facilities, while just 10 miles to the East lies the ancient and historic university town of St Andrews, also renowned worldwide as the "Home of Golf". The City of Dundee is approximately 14 miles by car and home to Scott's ship RRS Discovery and is now the location for the Victoria and Albert Museum. Education is locally served at Castlehill primary and Bell Baxter High School, one of Fife's top performing schools. Perth, Dundee and Edinburgh can be reached via the A92 by car or through the local train station.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door with an opaque double-glazed inlet leading into the hallway. Cupboards house the gas central heating condensing combi boiler and provide ample shelving/hanging/storage space. Hatch provides access to the partially floored roof space. Coving. Radiator. Carpeted.

LIVING ROOM

18'8" x 12'1" (5.70m x 3.69m)

Bright living room with a double-glazed window to the front. Coving. Radiator. Carpeted.

BREAKFASTING KITCHEN

13'8" x 9'1" (4.19m x 2.78m)

Spacious breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Space for freestanding appliances and dining furniture. Coving. Radiator. Vinyl flooring. Solid timber door with an opaque double-glazed window provides access to the rear garden and the garage.

BEDROOM 1

10'1" x 9'9" (3.09m x 2.99m)

Double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 2

13'8" x 9'2" (4.19m x 2.80m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 3

10'4" x 7'6" (3.15m x 2.30m)

Further double bedroom with a double-glazed window to the rear overlooking the garden. Coving. Radiator. Carpeted.

SHOWER ROOM

9'9" x 5'10" (2.99m x 1.78m)

3-piece suite comprising: W.C, wash hand basin and a walk-in shower area with a fixed screen and a thermostatic control shower. Opaque double-glazed window to the side. Partially wet walled. Coving. Radiator. Vinyl flooring.

GARDEN

The front garden is low maintenance laid with gravel and has an array of established plants and shrubs. To the side of the property is a gravel driveway providing off street parking and access to the garage. A timber gate leads to the fully enclosed and private rear garden with a summer house with provision for power, providing a sheltered spot to enjoy time outdoors in all weather. The rear garden has an area of lawn and borders containing established plants and shrubs, with an electric contemporary water feature. A gravel and paved area provides a bin storage.

GARAGE

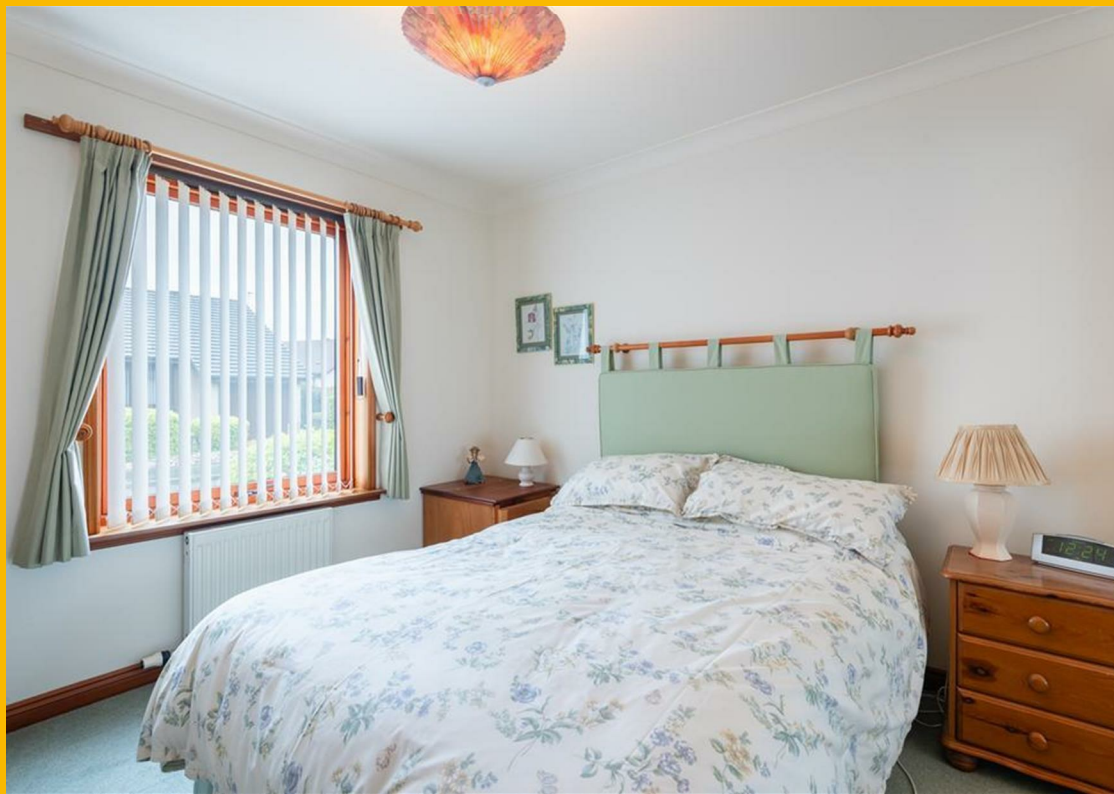
18'11" x 8'9" (5.77m x 2.68m)

Good-sized detached garage accessed via a metal up and over door providing secure parking with ample additional

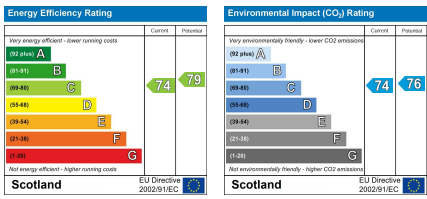
storage space. Fitted with fixed shelving and a freestanding solid wood workbench ideal for the keen DIY enthusiast. Provision for light and power with concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.