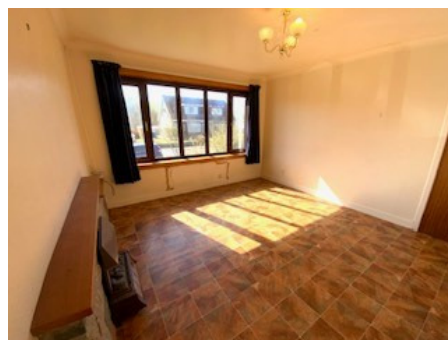


Lawyers and Estate Agents



42 ST MICHAELS DRIVE, CUPAR, KY15 5BS

An opportunity has arisen to acquire this 2 bedroom semi-detached bungalow located in a highly desirable and quiet residential area within walking distance of all local amenities. The property is bright and spacious with accommodation comprising 2 double bedrooms, lounge, kitchen-diner and bathroom. The property also boasts a sizeable floored and lined attic space which may offer potential for conversion subject to obtaining all necessary consents. 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. The gardens to the front and rear are mostly laid to lawn. The town centre, along with primary schooling, a choice of supermarkets, golf club and mainline railway station are all within a short walk.

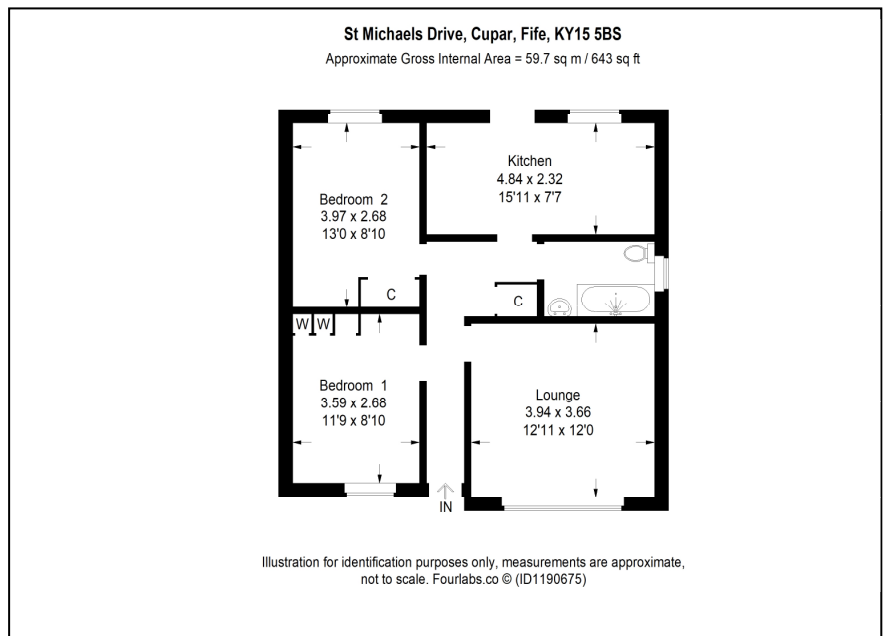


OFFERS OVER £190,000

The property provides spacious accommodation with a flexible layout. Garden grounds to the front and rear are designed for ease of maintenance. The garden to the rear is sheltered and enclosed. The private driveway provides off street parking and a single detached garage with electric roller door and courtesy door to the side offers copious additional storage.

SUMMARY OF FEATURES:

- Semi-detached villa in desirable residential area
- 2 double bedrooms
- Lounge
- Kitchen diner
- Bathroom with over bath shower
- Floored and lined attic space
- Gas central heating and double glazing
- Low maintenance gardens to front and rear
- Detached garage with courtesy door
- Private Driveway
- Views out over the golf course towards Hill of Tarvit



ENERGY RATING – C COUNCIL TAX BAND – C

DIRECTIONS – Heading west from our offices on St Catherine Street A91 take the first exit at the roundabout onto East Bridge A914. Continue to follow A914 before turning left onto St Michaels Drive beyond Tesco's. 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