



Hillcrest House, Craigrothie - KY15 5PH

Cupar

Offers Over £440,000





Hillcrest House

Craigrothie, Cupar

Looking for the Wow factor in a semi-rural position on 'The Pilgrims Way' closely situated to all local amenities enjoying an open countryside aspect with wrap around gardens. This Beautiful Extended Detached Bungalow has been modernised by the present owners to a high standard to include Oak Hardwood Herringbone flooring to main living areas, Entrance Porch, Log Burner, Solar Panels. Award Winning Home Sweet Home Estate Agents Fife are proud to present to the market a superb family home comprising Bespoke Entrance Porch - Entrance Hall - Open Plan Lounge/ Dining Area & High Specification Kitchen with hardwood worktops- Utility with Belfast sink - Conservatory - Four Bedrooms Three En-Suite - Luxury Family Bathroom. Benefitting from DG - Electric Central Heating - EPC E - HOME REPORT £440,000. Externally landscaped wrap around mature, gardens, dual access driveway, integrated single garage. Early Viewing Highly Recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

- STUNNING EXTENDED DETACHED BUNGALOW
- SITUATED ON 'THE PILGRIMS WAY' OPEN ASPECTS
- FOUR BEDROOMS THREE EN-SUITE
- OPEN PLAN LOUNGE - DINING - LUXURY KITCHEN
- LUXURY FAMILY BATHROOM - UTILITY RM
- CONSERVATORY
- DUAL ACCESS DRIVEWAY - SINGLE GARAGE



GARDEN

Wrap around gardens. Open aspects.

DRIVEWAY

5 Parking Spaces

Dual access.

GARAGE

Single Garage





Energy Efficiency Rating

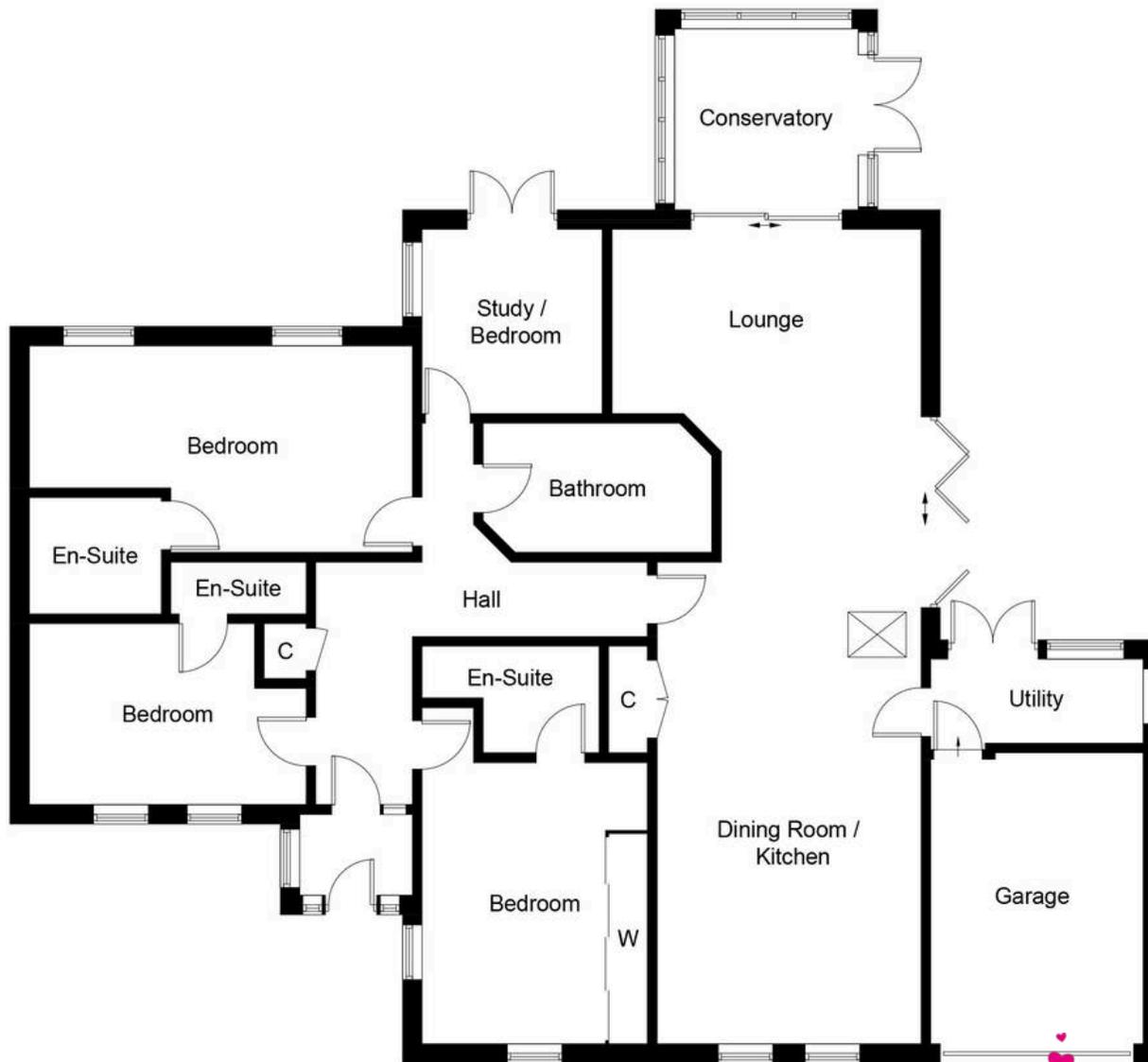
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		70

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	88	92

England, Scotland & Wales EU Directive 2002/91/EC



Ground Floor

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