





Well presented detached three-bedroom bungalow, situated on a corner plot in the much sought after area of Robertson Road. The property benefits from being upgraded and presented in move in condition, along with being in walking distance from the Train Station and Local Amenities.

Cupar enjoys a wide range of amenities including good local shops, excellent sports facilities and two primary schools, secondary education being provided by the well known Bell Baxter High School. Elmwood College is internationally recognised as a Centre of Excellence in golf related studies and as specialists in providing land-based education as well as offering a range of other courses.

One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages.

The accommodation comprises: Entrance hallway with built in cupboards, bright and spacious lounge, modern fitted kitchen with space for table and chairs, utility room, 2 double bedrooms both with built in wardrobes, bedroom 3 dining room with French doors leading to the rear garden, wet room, integral garage with up and over door and supplied with power and light. GCH/DG.

Externally the garden ground wraps round the entirety of the property and is mature and incorporate an array of trees, shrubs and bushes. To the side there is a paved walkway to the front entrance along with paved driveway leading to integral garage. To the rear there is a secluded sitting area with summerhouse and green house with various laid to lawn areas.

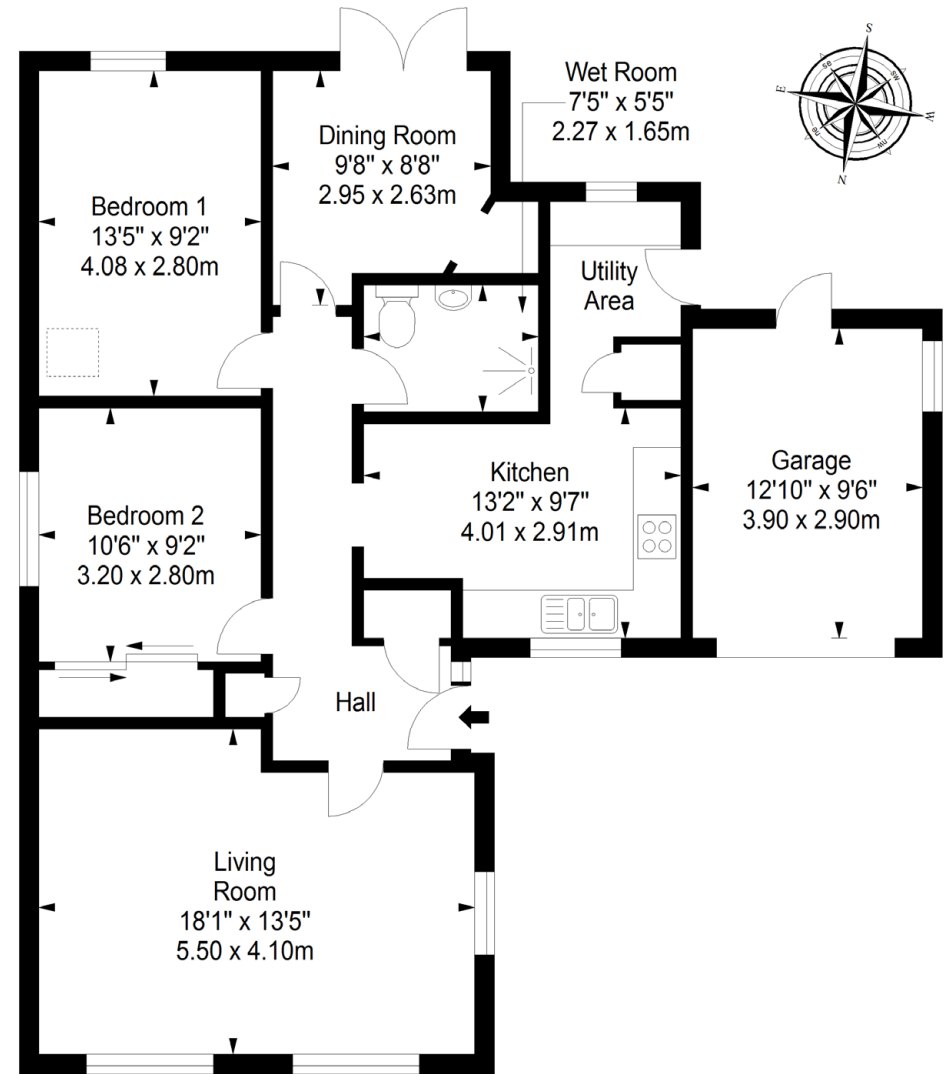
EPC Rating - C.







Ground Floor
Approx. 94.2 sq. metres (1014.0 sq. feet)



Total area: approx. 94.2 sq. metres (1014.0 sq. feet)