

# WILLIAMS GRAY WILLIAMS

Lawyers and Estate Agents

## 3 LORRAINE DRIVE, CUPAR, KY15 5DY



**RECEPTION HALLWAY, LOUNGE, DINING ROOM, KITCHEN, THREE DOUBLE BEDROOMS, BOX ROOM, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING. GARDENS TO FRONT AND REAR. GARAGE & DRIVEWAY**



**Viewing by appointment telephone Cupar 01334 656644**  
**OFFERS OVER £140,000**

[www.williamsgraywilliams.co.uk](http://www.williamsgraywilliams.co.uk)

This **DETACHED BUNGALOW** is situated in a quiet residential area of Cupar and is within easy reach of Cupar's town centre. The property is formed over two levels offering well proportioned accommodation throughout but requires upgrading and modernisation to maximise its full potential as a comfortable family home. The property benefits from a garage and off street parking with generous garden areas to the front and rear. Cupar has good shopping, educational and recreational facilities. Primary education is within walking distance of the property itself with secondary education at Bell Baxter High School. The town has its own main line railway station making this an ideal location for the commuter. There is also easy access to the motorway system allowing Dundee, Glenrothes, Kirkcaldy, Dunfermline and Edinburgh all to be reached within a comfortable drive. In addition to this there is easy access to the East Neuk and St Andrews where a wider range of shopping and recreational facilities are available.

#### **ENTRANCE**

Entry is via a partially glazed PVC door with glazed side panel opening into the reception hallway.

#### **ENTRANCE VESTIBULE**

A shallow cupboard houses the electricity meter. Pendant light. Carpet. An opaque glazed door opens to the reception hallway.

#### **RECEPTION HALLWAY**

Doors connect to the lounge, dining room, kitchen, bathroom and downstairs bedroom. Stairs rise to the upper level. Large cupboard below the stairs offers ample shelved and hanging storage space and in turn houses the gas meter. Pendant light. Radiator. Smoke alarm. Carpet.

#### **LOUNGE 4.65m x 3.56m (15'3" x 11'8")**

Large double glazed picture window fitted with venetian blinds to the front of the property allows natural light to flood into this room. Gas fire in stone and wood surround provides a focal point to the room. Sliding wood doors open to dining room. Radiator. Pendant light and coving to ceiling.

#### **DINING ROOM 3.73m x 3.55m (12'3" x 11'8")**

A bright and spacious room with double glazed window to the rear garden. Radiator. Pendant light. Door opens to hallway.

#### **KITCHEN 4.02m x 2.51m (13'2½" x 8'3")**

The kitchen is fitted with base level and wall mounted units with co-ordinating work surfaces. Sink with right hand drainer and mixer tap over. Gas hob with extractor hood and electric oven. Plumbed for automatic washing machine. Potterton central heating boiler is located to one wall. Double glazed window and door to the rear garden.

#### **BATHROOM 3.01m at widest x 2.33m (9'10½" at widest x 7'7½")**

L-shaped room. Light and ventilation is from an opaque window to the side of the property. Houses three piece suite comprising of pedestal basin, WC and bath. Partially tiled to bath area. Pendant light. Radiator.

#### **BEDROOM ONE 3.95m x 3.02m ( 12'11½" x 9'11")**

Double bedroom . Double glazed window to the front of the property. Built in wardrobe with shelved storage cupboards over. Pendant light. Radiator.

#### **STAIRS RISE FROM THE RECEPTION HALLWAY TO THE UPPER LANDING.**

Doors connect to two further bedrooms and a box room. A hatch offers access to the attic and further storage space. Pendant light.

#### **BEDROOM TWO 4.68m x 2.81m (15'4½" x 9'2½")**

Double bedroom. Coombed ceiling. Double glazed window to the rear garden. Two built-in wardrobes provide hanging and shelved facilities. One houses the hot water tank. Pendant light. Radiator. Carpet.

#### **BEDROOM THREE 3.81m x 2.79m (12'6" x 9'2")**

Double bedroom. Coombed ceiling. Double glazed window with attractive countryside views to the front of the property. Built in wardrobes offering hanging and shelved storage. Pendant light. Radiator. Carpet.

#### **BOX ROOM 3.18m x 1.65m (10'5" x 5'5")**

Coombed ceiling. Pendant light

#### **GARDENS**

To the front the garden is laid to lawn with hedging and established borders. A path between the house and garage though a feature wrought iron gate gives access to the enclosed and private rear garden. A terraced area to the rear provides hard standing for the bins and houses the rotary clothes drier. A path between mature and well established borders leads to a green house at the foot of the garden.

#### **GARAGE**

There is a detached single car garage with up and over door and overhead lighting. Additional off street parking for several cars is available in the private driveway.

#### **SERVICES**

Gas, water, electricity, telephone and drainage.

#### **DIRECTIONS**

On entering Cupar from St Andrews on the A91 continue onto East Bridge/A914. Turn right onto Waterend Rd after the railway station and then left onto Millgate. Continue onto Lorraine Drive and the property is on the right hand side. A for sale board will be evident.

#### **EPC RATING:- E**

#### **VIEWINGS**

By appointment through Williams Gray Williams, 7 St Catherine Street, Cupar. Telephone 01334 656644. Office hours Monday-Friday 9am-5pm

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