



4 ROBERTSON ROAD, CUPAR, KY15 5YR

4 Robertson Road is a delightful 2 bedroom, 2 public room, semi-detached bungalow enviably located within a much sought after residential area. The well-presented accommodation includes modern kitchen and wet room and the property also benefits from gas central heating, double glazing and ramp access. The property is set within low maintenance garden grounds with a sheltered and enclosed garden to the rear complete with timber shed. The mono block driveway to the front of the property offers generous off street parking.



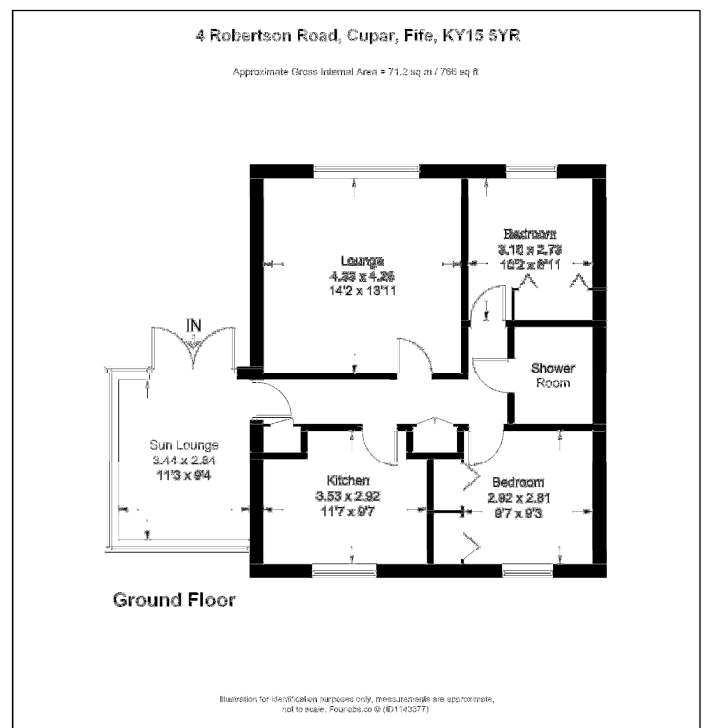
OFFERS OVER £190,000

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No 4 Robertson Road is a lovely two bedroom semi-detached bungalow set within a highly desirable residential area. The property offers well-proportioned accommodation comprising 2 bedrooms, 2 public rooms, modern kitchen and wet room all presented in 'walk-in' condition and benefitting from double glazing, gas central heating. There is generous private parking to the side of the property. The gravel garden to the front is designed for ease of maintenance whilst the private and enclosed garden to the rear offers a more mature planting with sheltered paved area ideal for seasonal entertaining and providing hard standing for bins. Cupar offers a wide variety of local shopping and leisure facilities including golf, swimming and bowling. The town centre and a choice of supermarkets are within walking distance as is the mainline railway station. Regular bus services also connect the area to St Andrews, Dundee, Perth and Edinburgh allowing for easy travelling to and from Cupar.

SUMMARY OF FEATURES:

- Desirable semi-detached bungalow in prime residential area
- 2 double bedrooms with good sized fitted wardrobes
- Large and inviting lounge and bright conservatory
- Light and spacious modern kitchen
- Wet style shower room
- Gas central heating. Double glazing throughout
- Low maintenance gardens to front and rear
- Private parking, ramp access to house.



EXTRAS

All white goods, fitted carpets, curtains and blinds to be included.

DIRECTIONS:

From Williams Gray Williams offices in St Catherine Street, Cupar travel east taking the first exit at the roundabout onto East Bridge/A914. Continue for ½ mile turning left after Tesco onto Ceres Road. In 0.3 miles turn left onto Robertson Road. The property is on the right hand side. A For Sale board will be evident.

ENERGY RATING - C

COUNCIL TAX BAND - D

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF AN OFFER TO SELL.