PLOT 15 Pitlair Park, Bow of Fife, Cupar, KY15 5RF

Fixed Asking Price £435,000

Fife Properties

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EXECUTIVE 3 Bedroom Detached Over 55's BUNGALOW finished to an EXCEPTIONALY HIGH STANDARD offering spacious and bright reception areas with modern amenities and 3 double bedrooms. Nestled within Pitlair House estate with access to on-site care facilities and located a short drive from Cupar and Ladybank providing all essential amenities with shops, cafes, restaurants, health / leisure facilities and train stations. Accommodation: Hall, lounge, dining kitchen, master bedroom with ensuite shower room, 2 further double bedrooms, home office, utility/boot room and a bathroom. DG. Air Source Heat Pump. Gardens. Driveway and an Integrated Garage. PERSONAL PROPERTY TOUR available online.

DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC door with opaque double-glazed inlets leading into the spacious hallway. Built-in wardrobe with sliding doors provides storage space. Hatch provides access to the attic via a fixed wooden ladder. Coving. 3 radiators. Laminate flooring. Doorway to the integrated garage and utility.

LOUNGE
16'1" x 15'3" (4.92m x 4.65m)
Spacious lounge with double-glazed patio doors to the rear providing natural light and access to the garden. Coving. 2 radiators. Laminate flooring. Glazed timber door leads to the dining kitchen.

DINING KITCHEN
20'10" x 11'2" (6.37m x 3.42m)
Bright and spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Peninsula unit provides a social cooking area with additional storage and a fixed breakfasting space. Integrated appliances include an induction hob, eye level oven, microwave, dishwasher and a fridge/freezer. 3 double-glazed windows to the front. Ample space for dining furniture. Coving. 2 radiators. Laminate flooring. Additional access from the hall via a glazed timber door.

MASTER BEDROOM
19'4" x 10'0" (5.91m x 3.07m)
Spacious double bedroom with 2 double-glazed windows to the side overlooking the garden. Built-in wardrobe provides storage space. Coving. Radiator. Laminate flooring. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM
8'3" x 7'1" (2.52m x 2.17m)
Contemporary 3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding door and a thermostatic control shower. Opaque double-glazed window to the rear. Fixed illuminated mirror. Fully tiled. Vertical radiator. Tiled flooring.

BEDROOM 2
12'2" x 11'3" (3.71m x 3.43m)
Additional double bedroom with 2 double-glazed windows to the front. Built-in wardrobe provides storage space. Coving. Radiator. Laminate flooring.

BEDROOM 3
18'8" x 11'1" (5.69m x 3.38m)
Further double bedroom with a double-glazed folding door providing natural light, a pleasant outlook and access to the rear garden. Coving. Radiator. Laminate flooring.

HOME OFFICE
7'6" x 6'4" (2.29m x 1.95m)
Multi-purpose space ideal for creating a vast storage room or a home office. Laminate flooring.

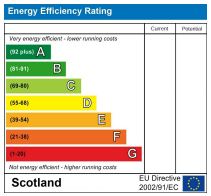
BATHROOM
11'1" x 7'5" (3.38m x 2.27m)
Luxury 3-piece suite comprising: W.C, his and hers vanity wash hand basins and a freestanding dual ended bath. Opaque double-glazed window to the rear. 2 fixed illuminated mirrors. Partially tiled. Coving. Vertical radiator. Tiled flooring.

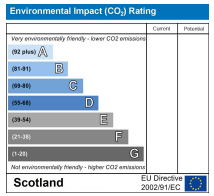
GARDEN
The property sits on a substantial sized plot currently laid to lawn providing a blank canvas for a keen gardener to add their personal touch. An area of timber decking provides ample space for garden furniture to relax and enjoy time in the sun. The garden to the rear has a pleasant outlook across the nearby fields. To the front of the property is a good-sized driveway providing off street parking and access to the integrated garage.

GARAGE
19'5" x 10'3" (5.92m x 3.13m)
Spacious garage accessed via an electric door providing secure parking with ample additional storage space. The garage houses the hot water system with the external air source heat pump located to the side of the property. Provision for light and power with concrete flooring. Timber door provides additional access from the rear garden.

UTILITY/BOOT ROOM
9'9" x 7'8" (2.99m x 2.36m)
Convenient utility and boot room comprising: Fixed worktop with a tiled splashback and space below for plumbed appliances. Ample space for storage furniture. Accessed through the garage or a double-glazed UPVC door at the side of the property. Coving. Tiled flooring.

AGENTS NOTES
Please note that all room sizes are measured approximately to the widest points.





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