



Offers Over £215,000
37 Fortharfield


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Fortharfield

Freuchie, Cupar, KY15 7JJ

A fabulous well maintained Detached Bungalow occupying a mature landscaped corner plot within a much sought after location. Accommodation comprises: Hall, tastefully presented lounge, conservatory, kitchen, two excellent sized double bedrooms and remodelled Shower Room. Both open and enclosed gardens with drive and GARAGE. Ideal for old and young alike. Viewing highly recommended.





Hall

Principle access to the property is through an attractive panelled and pattern glazed UPVC external door. The hall has modern oak and glazed doors leading to the lounge with further internal doors leading to both bedrooms and the Family Shower room. Cupboard allows for storage. Ceiling hatch accesses the attic space.

Lounge

A well presented public room positioned to the front of the property with large picture frame window over looking the front garden and quiet cul de sac. The Lounge offers access to the conservatory and kitchen.

Kitchen

The kitchen offers a good supply of floor and wall storage units, shelves, display cabinets, contrasting wood effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Integrated conventional oven, four burner hob and overhead pull out extractor. Tiled splash backs. A further deep cupboard houses the combi gas central heating boiler and allows for extra storage. Window formation and external door exit to the enclosed garden to the side of the property.

Conservatory

The Conservatory is accessed from the lounge through a double glazed UPVC door. Windows on three sides and French doors egress to the enclosed garden to the side of the property. Pitched ceiling.

Shower Room

The shower room has been remodelled, tiled and wet walled throughout. Three piece suite comprises low flush WC, pedestal wash hand basin and angled enclosed and wet walled shower compartment with thermostatically controlled shower (rain drop and hand held shower fitments)

Bedroom One

An excellent sized double bedroom, positioned to the rear of the property with window formation maximising natural light. Built in deep wardrobes with mirror sling doors. Tasteful feature wall decoration.

Bedroom Two

The second double bedroom is presently being utilised as a second living room. Window formation looks to the front. Wall lighting.





Gardens

The property is positioned on a corner plot, the garden to front and one side of the property are laid to lawn, stone chipped display areas, shrubberies and foot paths. Timber shed (Previously a summerhouse) The garden to the opposite side is completely enclosed within high fencing, laid to substantial patio, further seating areas and shrubberies. A pedestrian door access the detached garage. A drive accessing the garage is outside the fencing allows for off street parking.

Garage

The garage is accessed from the drive through an up and over door. A pedestrian door leads to the enclosed side garden. Light and power

Heating and Glaing

Gas combi Central Heating, Double Glazing

Contact Details

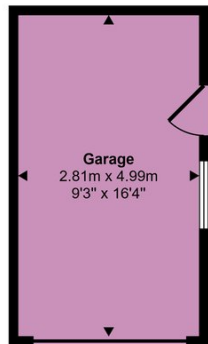
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Approx Gross Internal Area
80 sq m / 863 sq ft



Floorplan
Approx 66 sq m / 713 sq ft



Garage
Approx 14 sq m / 151 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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