



**ROLLOS**

**TAROOL, 20 BOWLING GREEN ROAD**

**CUPAR KY154HD**

- Superb extended individual detached villa
- Porch, hallway
- Shower Room & Family bathroom
- 2 public rooms
- 5 bedrooms
- Attractive breakfasting kitchen & Utility
- D.G, 4kW solar panels, air source heating
- Monoblocked driveway to the side and rear, large garage/workshop
- Finnish BBQ hut

Number twenty is a superb detached villa which has been sympathetically extended, creating a bright, versatile family home.

The property benefits from an extremely efficient heating system which is comprised of a Panasonic Air Source heating system and 4kW of PV solar panels installation with 95% LED lighting.

The property offers hard wood flooring within the public rooms and Amtico flooring within the kitchen.

The property is entered via an entrance porch, which is glazed on three sides and double glazed door. Two steps lead up to the hallway with a deep storage cupboard. A further glazed door leads into hallway. Ample space for occasional furniture.

The shower room is fitted with a circular sink, w.c. and corner shower cubicle with mixer shower with remote controller Mira mixer shower. Double glazed opaque window.

The stunning L shaped lounge/dining room is positioned to the rear of the property. The dining area has windows to the side. Ample space to dine. Within the lounge are double French doors lead out to the side. Two six paned windows over looking the garden. Ample double sockets, digital TV socket and dual satellite TV sockets. Marble fireplace with gas fire.

From the dining area, double glazed door lead to the stunning kitchen.

The breakfasting kitchen is fitted with attractive cream base and wall units with complementing work surfaces and cream ceramic sink. Integral refrigerator, dish washer, and microwave. Gas/electric Rangemaster stove. Central island c/w two double 13 amp socket. The bar stools will be included in the marketing price.

The good sized utility offers a window and glazed door to the rear. Cream base units with stainless steel sink with spray tap. Space for fridge/freezer and domestic appliances.

Along the corridor there is a sitting room/bedroom and two further bedrooms.

The sitting room offers a timber fireplace with open fire. Oak flooring. Cornicing. Ample double sockets, telephone socket and digital TV socket. The second bedroom offers windows to the front. Built in wardrobes along one wall Recess area. Ample double sockets, telephone socket and digital TV socket. The third bedroom has a window to the front. Vinyl flooring.

A staircase leads to the upper level where there is a master bedroom, two further bedrooms and a family bathroom. Walk in storage cupboard, two further storage areas within the eaves.

The master bedroom offers a four paned window to the rear. Hardwood flooring. Two built in wardrobes and accesses into the eaves. Ample double sockets and digital TV socket.

The fourth bedroom has windows to the front. Ample double sockets and digital TV socket. Large storage cupboard with access to eaves.

The family bathroom is fitted with a w.c., wash hand basin and rolled top bath with over head shower. Opaque window. Ceramic wall and floor tiling. The fifth bedroom has a window to the front.

There is an air source heating and 4kW solar panels. Installation and 95% internal LED lighting.

To the side of the property there is a wide monoblocked driveway which is secured by wrought iron gates, there is a further monoblocked area beyond.

The large garage/work shop offers a workbench, ample power sockets, remote electric car door, side door and internal lighting. The loft is floored, has lighting and the roof space is insulated. Access being provided by a ladder that can be stored in the attic space.

The garden is laid out for ease with lawned areas. Within the garden there is a quality Finnish BBQ and a garden shed. There is dual remote controlled LED lighting system. All external building lighting is PIR activated.





## ROOM SIZES

Entrance porch	3.36 x 1.95 (11'0" x 6'5")
Shower Room	1.78 x 2.15 (5'10" x 7'1")
Dining Room/Lounge L shaped	7.46 x 5.48 (24'6" x 18'0")
Breakfasting kitchen	3.47 x 4.65 (11'5" x 15'3")
Utility	1.77 x 1.63 (5'10" x 5'4")
Sitting Room	3.66 x 5.04 (12'0" x 16'6")
Bedroom	3.38 x 3.76 (11'1" x 12'4")
Bedroom	3.66 x 5.23 (12'0" x 17'2")
Master bedroom	3.67 x 4.05 (12'0" x 13'3")
Bedroom	4.53 x 5.46 (14'10" x 17'11")
Bathroom	1.92 x 3.63 (6'4" x 11'11")
Bedroom	3.63 x 3.24 (11'11" x 10'8")







## INCLUDED

All fitted floor coverings, blinds, Rangemaster stove, timber shed & Finnish quality BBQ will be included in the marketing price.

## SERVICES

Mains water, drainage, electricity and gas are connected to the property. The property utilises a renewable energy system. As a direct result, the property benefits from a FiT (Feed-in-Tariff) of £50 per month from the electricity generated by the PV solar panels and a £300 per quarter RHI (Renewable Heat Incentive) scheme payment. Therefore energy costs are zero with the present family's energy usage.

## VIEWING

By Appointment Through Our Cupar Office Telephone  
01334 654081

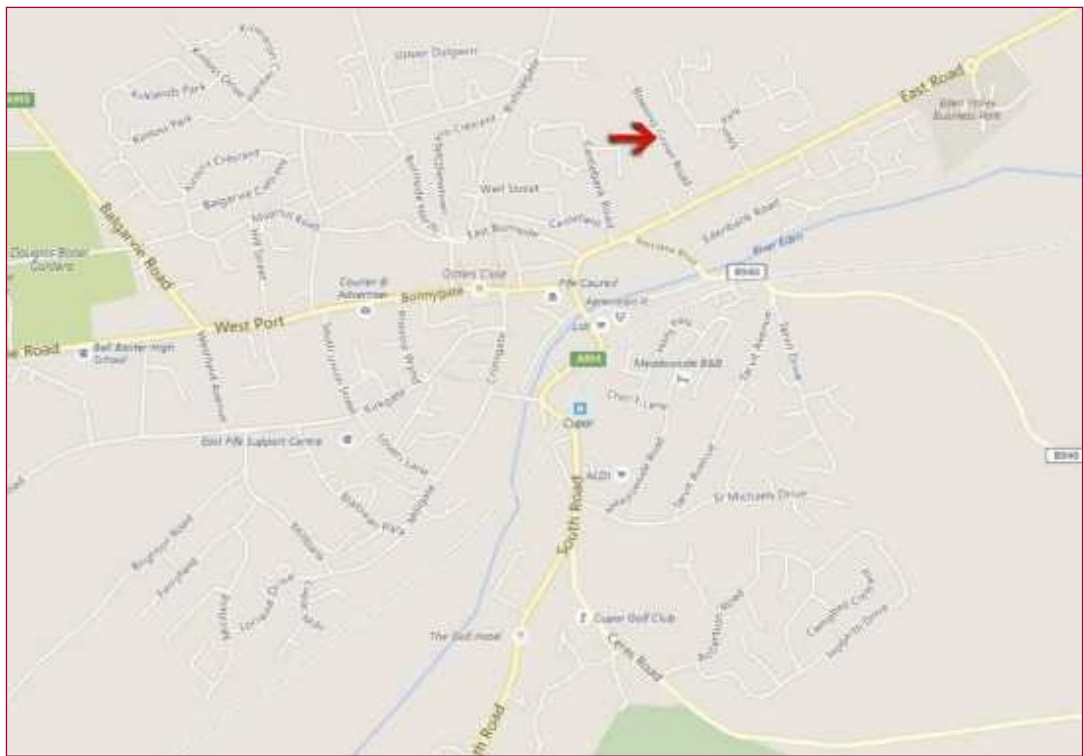
## COUNCIL TAX BAND F

## EPC RATING D

## FLOOR AREA 212sq m







Ground Floor, demonstrative only



First Floor, demonstrative only



We are pleased to offer a FREE VALUATION AND QUOTATION without any obligation.  
Contact our Property Department at any of our offices.

67 Crossgate, Cupar, Fife KY15 5AS  
Tel: 01334 654081 Fax: 01334 656350  
e-mail: cupar@rollos.co.uk

36 Cupar Road, Auchtermuchty, Fife KY14 7DD  
Tel: 01337 828775 Fax: 01337 827102  
e-mail: auchtermuchty@rollos.co.uk

6 Bell Street, St Andrews, Fife KY16 9UX  
Tel: 01334 477700 Fax: 01334 478282  
e-mail: standrews@rollos.co.uk

North House, North Street, Glenrothes, Fife KY7 5NA  
Tel: 01592 759414 Fax: 01592 754530  
e-mail: glenrothes@rollos.co.uk

Web site: [www.rollos.co.uk](http://www.rollos.co.uk)

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