

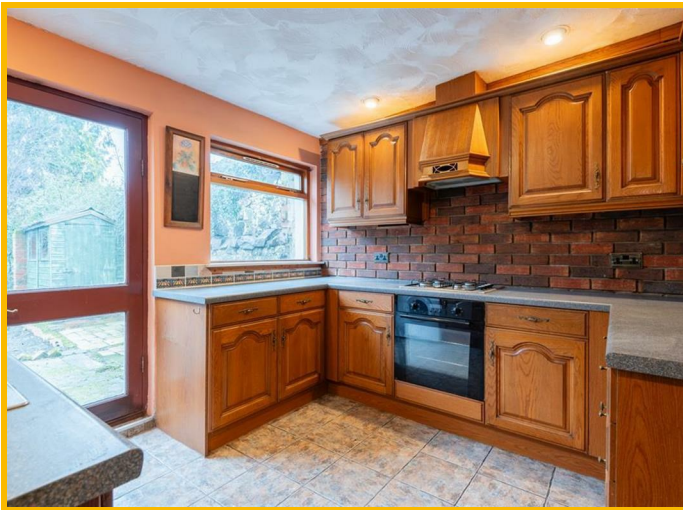


8 Ladybank Road, Dunshalt, Cupar, KY14 7HG

Offers Over £220,000



SPACIOUS 3 Bedroom 4 Reception Semi Detached Bungalow with a good-sized rear garden located in the IDYLLIC VILLAGE of Dunshalt, offering a COUNTRYSIDE LIFESTYLE with community run shop/café and gorgeous walking/cycling routes nearby. Just a short drive to Auchtermuchty providing local amenities including Primary School with additional shops, cafes, restaurants and health/leisure facilities nearby in Cupar and Glenrothes. Accommodation: Hall, lounge, dining room, home office / playroom, conservatory, kitchen, 3 double bedrooms, bathroom and an attic room. DG. GCH. Solar Panels. Garden. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a timber door with opaque inlets leading into the hallway. Hatch with fixed timber ladder provides access to the fully floored and lined attic. Cupboard provides shelving storage space and houses the floor standing gas central heating boiler. Picture rail. Dado rail. Radiator. Laminate flooring.

LOUNGE

15'0" x 14'6" (4.59m x 4.43m)

Bright lounge with 2 double-glazed windows to the front. Feature gas fire set in a decorative timber surround. Alcoves provide display/shelving/storage space. Radiator. Carpeted. Sliding timber doors lead to the home office / playroom. Archway to the dining room.

HOME OFFICE / PLAYROOM

14'4" x 7'9" (4.39m x 2.37m)

Good sized room with double-glazed window to the front ideal for use as a home office or children's playroom. Hatch provides access to the roof space. Cupboard provides storage. Radiator. Carpeted.

DINING ROOM

11'1" x 9'4" (3.40m x 2.85m)

Multi-purpose room utilised as a dining space. Feature log burning stove set on a slate hearth. Carpeted. Sliding patio door leads into the conservatory. Doorway to the kitchen.

CONSERVATORY

12'5" x 9'6" (3.81m x 2.92m)

Bright conservatory with wrap around double-glazed windows overlooking the garden. Radiator. Carpeted. Timber double-glazed door provides access to the rear garden.

KITCHEN

10'4" x 9'8" (3.15m x 2.96m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated

appliances include gas hob, extractor fan above, oven below and a dishwasher. Double-glazed window to the rear. Radiator. Tiled flooring. Timber double-glazed door provides access to the rear garden.

BEDROOM 1

11'6" x 10'9" (3.53m x 3.29m)

Spacious double bedroom with double-glazed window to the front. Wardrobe provides shelving/hanging/storage space. Picture rail. Radiator. Carpeted.

BEDROOM 2

10'8" x 8'7" (3.27m x 2.64m)

Additional double bedroom with double-glazed window to the front. Cupboard provides shelving/storage space. Picture rail. Radiator. Carpeted.

BEDROOM 3

14'4" x 9'1" (4.37m x 2.79m)

Further double bedroom with 2 double-glazed windows to the rear overlooking the garden. Fitted furniture and built-in wardrobes provide shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

9'0" x 8'2" (2.76m x 2.50m)

4-piece suite comprising: W.C, wash hand basin, bath and shower enclosure with pivot door and an electric shower unit. Opaque double-glazed window to the rear. Partially tiled/wet walled. Dado rail. Radiator. Tiled flooring.

GARDEN

To the front of the property is a low maintenance border containing established plants and a timber gate to the side provides access to the rear garden. The rear garden has areas of grass and borders containing established plants, shrubs and trees, ideal for a keen gardener to create a beautiful and colourful outdoor space. Pond with established plants provides a focal feature with a paved patio nearby creating an ideal spot for garden furniture to relax and enjoy time entertaining family and friends in the sun. 2 timber

sheds provides storage space. A workshop with provision for light and power provides additional storage with ample space for DIY projects.

AGENTS NOTES

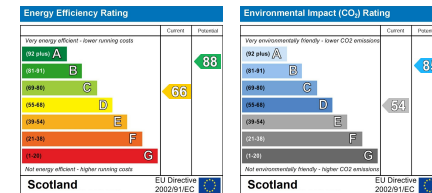
Please note that all room sizes are measured approximate to widest points.







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