

**Ardanach, Annfield Kingskettle, Cupar, KY15 7TN**

**Offers Over £465,000**

Fife Properties

**Email: info@fifeproperties.co.uk**
**www.fifeproperties.co.uk**

Fife Properties

IDYLLIC 4 Bedroom 2 Bathroom Detached Family Home positioned on an EXTENSIVE PLOT with stunning COUNTRYSIDE VIEWS, LARGE DRIVEWAY and a Garage with potential to create a separate annex. Short drive to Cupar approx. 6 miles providing all essential amenities including Train Station with excellent travel links for Dundee, Edinburgh, Perth and beyond. Accommodation: Hall, living room, dining room, kitchen, utility room, master bedroom with ensuite bathroom, 3 further double bedrooms and a bathroom. DG. Air source heat pump. Solar panels. Extensive gardens and driveway with a detached garage and workshop with upper level. PERSONAL PROPERTY TOUR available online.







## LOCATION
Nearby, the attractive villages of Kettlebridge and Kingskettle are full of rustic charm situated on the A914 providing quick access to Cupar and Glenrothes. Within 2 miles of the property is the Village of Ladybank which has a main line railway station with commuting links direct to Edinburgh, Dundee, Perth and beyond. Cupar provides all essential amenities including Secondary School with Primary level served locally in Kingskettle. Recreationally there are walking/running and cycling routes nearby both on and off the road with a short drive to the Lomond Hills, Fifes stunning Coastal Path, award winning beaches and Golf Courses are all within reasonable distance providing further beauty spots to enjoy time outdoors.

## DIRECTIONS
Please contact agent for further information.

## ENTRANCE HALL
Access is via a double-glazed UPVC door leading into the welcoming lower hallway. Carpeted stairway with a double-glazed window to the front and a timber balustrade leads to the 3rdbedroom and main living areas. Under stair cupboard provides storage space. Radiator. Tiled flooring.

## BEDROOM 1
13'9" x 9'5" (4.21m x 2.89m)
Good-sized double bedroom with a double-glazed window to the rear overlooking the lower patio. Radiator. Laminate flooring.

## BEDROOM 2
12'9" x 11'3" (3.91m x 3.44m)
Additional double bedroom with a double-glazed window to the rear overlooking the lower patio. Built-in wardrobes provide shelving/hanging/storage space. Radiator. Laminate flooring.

## BATHROOM
12'7" x 5'1" (3.86m x 1.56m)
Luxury 3-piece suite comprising: W.C, wash hand basin and a multi jet bathtub with mixer tap shower attachment and a thermostatic control rainfall shower above. Partially tiled. Double-glazed window to the front. Radiator. Tiled flooring.

## BEDROOM 3
Bright and spacious double bedroom with Velux windows to the sides. Hatch to the eaves storage. Radiator. Carpeted.

## LIVING ROOM
25'5" x 16'3" (7.77m x 4.97m)
Spacious living room with double-glazed windows to the front and side overlooking the gardens. Feature open fireplace with a timber surround and a tiled hearth, 2 alcoves provide a feature log storage area. Cast iron spiral staircase leads to the master bedroom with an ensuite bathroom. Coving. 4 radiators. Laminate flooring. Open plan to the dining room. Double-glazed patio doors lead to the garden.

## DINING ROOM
13'7" x 9'8" (4.16m x 2.97m)
Bright dining room with double-glazed windows to the side and rear. Coving Radiator. Laminate flooring. Double-glazed patio doors lead to the garden patio. Doorway to the kitchen.

## KITCHEN
10'7" x 8'9" (3.23m x 2.67m)
Galley style fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and a stainless steel sink. Integrated appliances include an electric hob, extractor fan, eye level oven and additional oven/grill. Double-glazed window to the side overlooking the upper patio. Radiator. Laminate flooring. Access to the utility room.

## UTILITY ROOM
9'9" x 6'4" (2.98m x 1.95m)
Spacious utility room with a double-glazed window to the side overlooking the upper patio. Ample space to add fitted furniture with space for several appliances. Radiator. Vinyl flooring. Double-glazed UPVC door provides access to the upper patio.

## MASTER BEDROOM
16'11" x 11'6" (5.16m x 3.51m)
Spacious double bedroom with a double-glazed window to the front/side with a pleasant view and a Velux window to the side. Cupboard houses the hot water and heating system with additional storage space. Radiator. Carpeted.

## ENSUITE BATHROOM
8'2" x 8'2" (2.50m x 2.50m)
4-piece suite comprising: W.C, wash hand basin, corner spa style 'airbath' and a shower enclosure with sliding door and a thermostatic control shower. Double-glazed window to the side. Partially tiled. Radiator. Vinyl flooring.

## GARAGE
18'10" x 18'6" (5.76m x 5.66m)
Spacious garage accessed via an electric roller door providing secure parking for 2 vehicles with additional storage space. Provision for light and power with concrete flooring. Access to the workshop and upper level.

## WORKSHOP
18'11" x 18'7" (5.79m x 5.67m)
Fantastic space for a keen DIYer or someone who needs a large at home business space. Provision for light and power with concrete flooring. Double-glazed window to the front. Access to the upper mezzanine.

## UPPER MEZZANINE
36'1" x 11'8" (11.00m x 3.57m)
Vast upper mezzanine provides ample space to convert with the workshop to create a spacious annex with its own access from the driveway. 4 Velux windows to the front. Provision for light and power with timber flooring.

## GARDEN
The property sits on an extensive plot, offering an abundance of space for relaxation and enjoyment. To the front and side, you'll find a lawned area along with an orchard featuring plum and apple trees. A generous driveway leads to the garage and provides additional parking for several vehicles. The front garden includes a sweeping paved patio that wraps around to the side of the property, creating ample room for outdoor furniture and sunny spots to unwind or entertain family and friends, with direct access from both the living room and dining room. On the front patio is a timber summerhouse / pod allowing you to spend time outdoors in all weathers. At the rear, tiered patios and a decked area showcase the stunning countryside views, offering yet more inviting spaces to entertain or soak up the sunshine. As an added benefit, the property also includes an extensive area of private woodland.

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

**Email: info@fifeproperties.co.uk**
**www.fifeproperties.co.uk**

Fife Properties

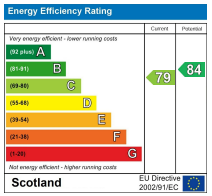


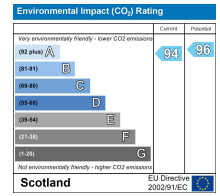











Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.

**Email: info@fifeproperties.co.uk**
**www.fifeproperties.co.uk**

Fife Properties