



32 Commercial Road, Ladybank, KY15 7JS

£650 PCM



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Newly Refurbished 2 bed upper flat within a central location in Ladybank. This spacious property benefits from a newly fitted kitchen, full redecoration and new flooring. The property is located within walking distance to Ladybank train station providing easy access to nearby towns and cities, which is a significant advantage for commuters. Accommodation: spacious lounge, newly fitted dining kitchen, two double bedrooms, bathroom with shower above the bath, both internal and external storage, communal garden and on street parking. DG, GCH.

EPC RATING: D

COUNCIL TAX BAND: B

AGENT REG: LARN2003004

LANDLORD REG: 1791901/250/04112







77.0 sq.m. approx.



TOTAL FLOOR AREA: 77.0 sq.m. approx.
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, etc. may differ from actual dimensions and are given as a guide only. The services, systems and appliances shown here are for illustrative purposes only and do not constitute a contract. The services, systems and appliances shown here are for illustrative purposes only and do not constitute a contract. The services, systems and appliances shown here are for illustrative purposes only and do not constitute a contract.

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 your financial position before we can recommend any offer to the vendor.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			8.1
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			6.3
(43-54) E				(43-54) E			
(31-42) F				(31-42) F			
(13-30) G				(13-30) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC			Scotland	EU Directive 2002/91/EC		