



28 Golf Street, Ladybank, Cupar, KY15 7NT
Offers Over £195,000

RARELY AVAILABLE 2 Bedroom 2 Reception Semi-Detached BUNGALOW with front and rear gardens with off street parking and a carport. Situated within walking distance of the Local Primary School, shops and train station offering excellent travel links to Dundee, Edinburgh and beyond. Great walking, running and cycling routes on your doorstep in 'South Annsmuir Woods' to the rear of the property and with Ladybank Golf Course a stone's throw away. Accommodation: Hall, living room, dining room, kitchen, 2 double bedrooms and a shower room. DG. GCH. Front and rear gardens. Off street parking and a carport. **PERSONAL PROPERTY TOUR** available online.



LOCATION

Ladybank is an idyllic village in the Howe of Fife located 5 miles southwest of Cupar. With a good selection of shops, a local pub, a chemist, post office and railway station it ticks all the boxes for village life with the opportunity to easily commute via rail or road (A92) to Edinburgh, Dundee and beyond. Nearby is Ladybank Golf Club which is an 18-hole heathland course of championship status. Primary/nursery education is local, with secondary education provided at Bell Baxter High School in Cupar which is one of Fife's top performing schools. Enclosed within beautiful countryside there are plenty of excellent walking and cycling routes and nearby hills for recreation.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the hallway. Cupboard houses the gas central heating system boiler and hot water tank. Hatch provides access to the roof space. Coving. Radiator. Engineered hardwood flooring.

LIVING ROOM

16'4" x 13'3" (4.98m x 4.05m)

Spacious living room with a double-glazed bay window to the front overlooking the garden. Ceiling rose and coving. Radiator. Engineered hardwood flooring.

KITCHEN

18'9" x 8'7" (5.74m x 2.63m)

Generous sized kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Freestanding 5-burner gas range cooker with ovens below, integrated appliances include an extractor fan and a dishwasher. Space for freestanding appliances. Double-glazed windows to the side and rear overlooking the garden. Radiator. Vinyl flooring.

DINING ROOM

18'10" x 7'5" (5.75m x 2.28m)

Multi-purpose reception room, ideal as a dining room / home office with potential to use as a generous sized single bedroom. Double-glazed window to the side and double-glazed patio doors provide natural light and access to the garden. Radiator. Engineered hardwood flooring.

BEDROOM 1

11'10" x 11'8" (3.61m x 3.58m)

Good-sized double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Engineered hardwood flooring.

BEDROOM 2

14'5" x 8'7" (4.41m x 2.64m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Engineered hardwood flooring.

SHOWER ROOM

7'11" x 6'5" (2.43m x 1.98m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the side. Partially tiled. Vertical radiator. Vinyl flooring.

GARDEN

The front garden is laid to lawn with borders containing established plants and shrubs. To the side of the property is a monobloc driveway and a carport providing a sizeable amount of off street parking. The rear garden is laid to lawn with a paved patio providing an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. Adding additional fencing and a gate would make this an ideal safe space for children and pets to play.

AGENTS NOTES

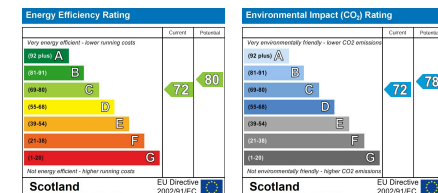
Please note that all room sizes are measured approximately to the widest points.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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