

**3 Needle Street, Kettlebridge, Cupar, KY15 7QG**

**Offers Over £250,000**

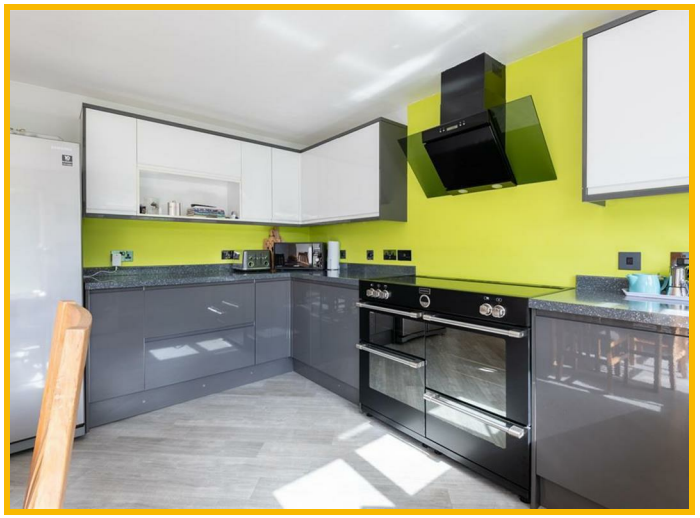
Fife Properties

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CHARMING 3 Bedroom Semi-Detached Cottage with feature LOG BURNER, open plan dining kitchen and a PRIVATE GARDEN. Situated in a Cul-De-Sac within walking distance of the local Primary School, Park and a bus stop 2-minutes' walk away provides great travel links with St Andrews, Edinburgh and Glasgow. A short drive to Cupar and Ladybank for essential amenities including train stations. Accommodation: Hall, living room, dining kitchen, 3 double bedrooms and a bathroom. Garden. PERSONAL PROPERTY TOUR available online.







## LOCATION
The attractive village of Kettlebridge is full of rustic charm and lies at the side of the A914 road network system leading to all major towns and cities. Within 2 miles of the property lies the Village of Ladybank which has a main line railway station with commuting links direct to Edinburgh, Dundee, Perth and beyond to most major cities. There is a selection of quality shops, a nursery and primary school nearby with secondary education provided at Bell Baxter High School, Cupar. Recreationally there are good walking, running, and cycling routes both on and off road and the Sports centre/swimming pool in nearby Cupar.

## DIRECTIONS
Please contact agent for further information.

## HALL
Access is via a composite door with a decorative double-glazed inlet leading into the hallway. Hatch provides access to the partially floored roof space via a fixed timber ladder. Cupboard provides shelving/storage space and houses the hot water tank. Radiator. Laminate flooring.

## LIVING ROOM
16'0" x 13'3" (4.90m x 4.04m)
Good-sized living room with a double-glazed window to the front. Feature timber fireplace with a multi-fuel fire set on a slate hearth. Shelved alcove provides display/storage space. Radiator. Laminate flooring.

## DINING KITCHEN
14'5" x 13'5" (4.40m x 4.09m)
Stunning dining kitchen comprising: Wall mounted, floor standing units with fixed worktops and matching upstand. Co-ordinating cupboard houses the gas central heating condensing boiler with 'Hive' control. Freestanding induction range cooker with dual ovens below, additional space for freestanding appliances and an integrated dishwasher and extractor fan. Ample space for dining furniture. Radiator. Karndean flooring. Double-glazed patio doors lead to the rear garden.

## BEDROOM 1
15'2" x 9'9" (4.63m x 2.98m)
Bright double bedroom with a double-glazed window to the front. Built-in wardrobe with mirrored sliding doors provides shelving/hanging storage space. Radiator. Carpeted.

## BEDROOM 2
13'3" x 9'10" (4.04m x 3.00m)
Additional double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

## BEDROOM 3
9'6" x 8'1" (2.90m x 2.48m)
Further double bedroom with a double-glazed window to the rear again overlooking the garden. Radiator. Laminate flooring.

## BATHROOM
15'1" x 5'11" (4.61m x 1.81m)
Luxury 4-piece suite comprising: W.C, vanity wash hand basin, spa style bath and a shower enclosure with sliding doors and a thermostatic control shower. Ample fixed storage space. Partially wet walled. Velux window to the rear providing natural light. Vertical radiator. Karndean flooring.

## GARDEN
To the rear of the property is a generous-sized private garden, mainly laid to lawn with raised beds ideal for growing home produce or filling with plants and shrubs to provide colour and a focal point. A paved patio and an area of gravel provide ideal locations for garden furniture to relax and enjoy time in the sun entertaining family and friends. A paved path to the side of the property provides additional access from the street. A timber shed provides outdoor storage space.

## WORKSHOP
12'7" x 8'5" (3.85m x 2.59m)
Currently used for additional outdoor storage, this versatile space offers excellent potential to create a multi-purpose room with the addition of lighting and power. Ideal for use as a workshop, home office, gym or hobby space, the room also benefits from timber flooring.

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

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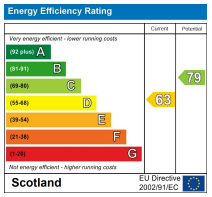


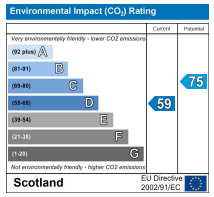




GROUND FLOOR




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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