



10 Queens Crescent, Ladybank, Cupar, Fife, KY15 7LW

Offers Over £145,000



SPACIOUS 2 Bedroom EXTENDED End-Terrace Villa in MOVE IN CONDITION with a low maintenance garden. Situated within walking distance of the local Primary School and shops with the golf course and forest nearby with great walking, running and cycling routes. Train Station provides excellent commuter links with Dundee and Edinburgh City Centre. Accommodation: Hall, lounge dining room, dining kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. Unallocated parking. 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 lower hall. Carpeted stairway with a double-glazed window to the front and a timber balustrade leads to the upper landing. 2 cupboards provide shelving/storage space and housing for gas central heating combi boiler. Radiator. Engineered hardwood flooring.

LOUNGE DINING ROOM

19'10" x 10'6" (6.05m x 3.21m)

Good-sized reception room with double-glazed windows to the front and rear with ample space to create separate lounge and dining areas. Electric fire set in a marble surround. Coving. Radiator. Laminate flooring.

DINING KITCHEN

20'9" x 10'4" (6.35m x 3.16m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan, oven and a grill. Space for several freestanding appliances and dining furniture. Cupboard provides shelving/storage space. Double-glazed windows to the rear and sides. Radiator. Engineered hardwood flooring. UPVC door provides access to the garden.

UPPER LANDING

Hatch provides access to the roof space via a fixed metal ladder. Cupboard provides shelving/storage space. Radiator. Carpeted.

BEDROOM 1

11'10" x 10'7" (3.63m x 3.24m)

Bright double bedroom with a double-glazed window to the front. 2 cupboards provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

13'6" x 8'10" (4.13m x 2.71m)

Additional double bedroom with a double-glazed window to the rear. Radiator. Carpeted.

BATHROOM

6'3" x 5'4" (1.91m x 1.63m)

3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower above. Opaque double-glazed window to the rear. Fully wet walled. Heated towel rail. Tiled flooring.

GARDEN

The property has a mainly low maintenance garden laid with gravel, paving and an area of lawn. The garden is enclosed making this a safe space for children and pets to play. To the front of the property is unallocated residents parking.

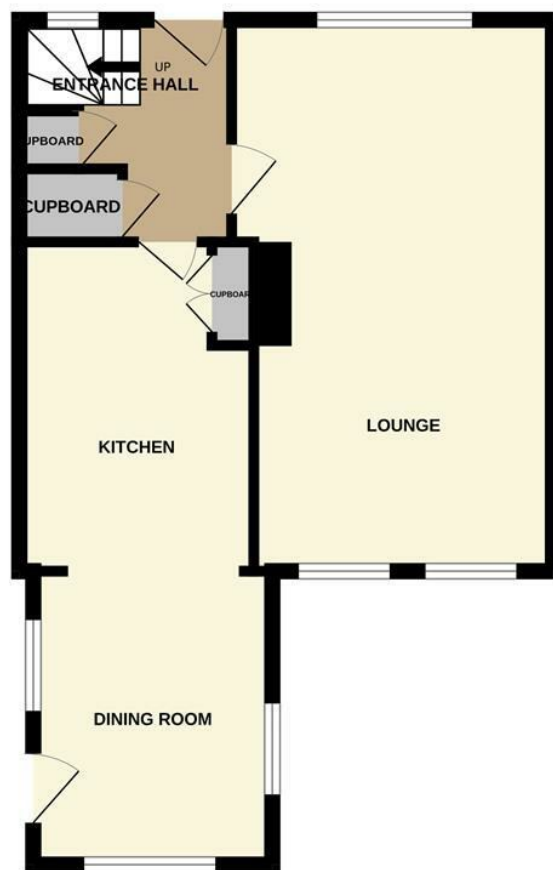
AGENTS NOTES

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

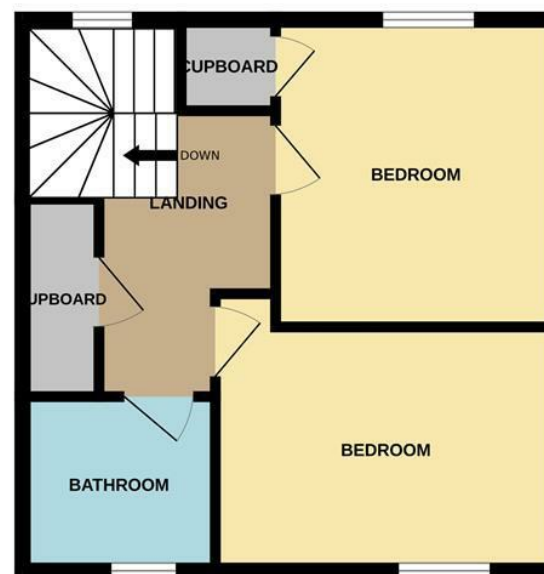




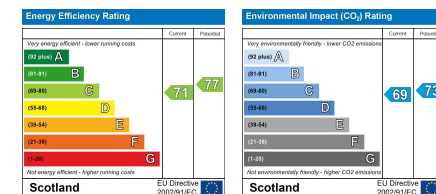
GROUND FLOOR



1ST 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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