



22 Hill Street, Ladybank, Cupar, Fife, KY15 7NP

Offers Over £160,000

AMAZING 2 Bedroom Semi-Detached Cottage READY TO MOVE IN, in an IDYLLIC LOCATION with essential amenities, gorgeous walks a few minutes away, the local railway station nearby providing links with Perth, Dundee and Edinburgh and a short drive to Cupar for further schooling, shops, cafes and restaurants. Appealing to a first-time buyer, young professionals or a downsizer. Accommodation: Hall, living room, dining kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. 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-glazing leads into the main hallway. Double-glazed window to the front with a deep sill with a cupboard below housing the gas meter and providing some storage space. Radiator. Laminate flooring.

## LIVING ROOM

14'10" x 9'1" (4.53m x 2.78m)

Good-sized living room with a double-glazed window to the front overlooking the garden; with a deep sill and a cupboard below; additional double-glazed window to the rear. Gas fire set in a marble effect surround. Shelved alcove provides display/storage space with a cupboard below. Coving. Radiator. Laminate flooring. Open plan access to the dining kitchen.

## DINING KITCHEN

22'9" x 8'0" (6.95m x 2.45m)

Fitted kitchen comprising: Wall mounted, floor standing units with floor level lighting, quartz worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan, oven, washing machine, slimline dishwasher and a fridge/freezer. Space for dining furniture. Cupboard

houses the gas central heating condensing combi boiler; additional cupboard provides shelving/storage space. Skylight and double-glazed windows to the side and front overlooking the garden. Radiator. Laminate flooring.

## BEDROOM 1

14'9" x 7'9" (4.52m x 2.37m)

Bright double bedroom with double-glazed windows to the rear and front with deep sills and a cupboard below housing the electric meter. Radiator. Carpeted.

## BEDROOM 2

11'7" x 8'5" (3.54m x 2.59m)

Additional double bedroom with a Velux roof window providing ample natural light. Cupboard and a built-in wardrobe provide shelving/hanging/storage. Hatch to the roof space. Radiator. Laminate flooring.

## BATHROOM

11'5" x 4'2" (3.49m x 1.28m)

3-piece suite comprising: W.C, wash hand basin and a deep soak 'Omni-tub' bath with an overhead thermostatic controlled rainfall shower. Double-glazed window to the rear. Heated towel rail. Partially tiled. Laminate flooring.

## GARDEN

The property benefits from a good-sized garden, fully enclosed and mainly landscaped with lawn and borders containing established trees and shrubs with potential to create off street parking. An area of gravel and paving provides an ideal spot for garden furniture to relax and enjoy time in the sun with family and friends. A timber shed provides outdoor storage.

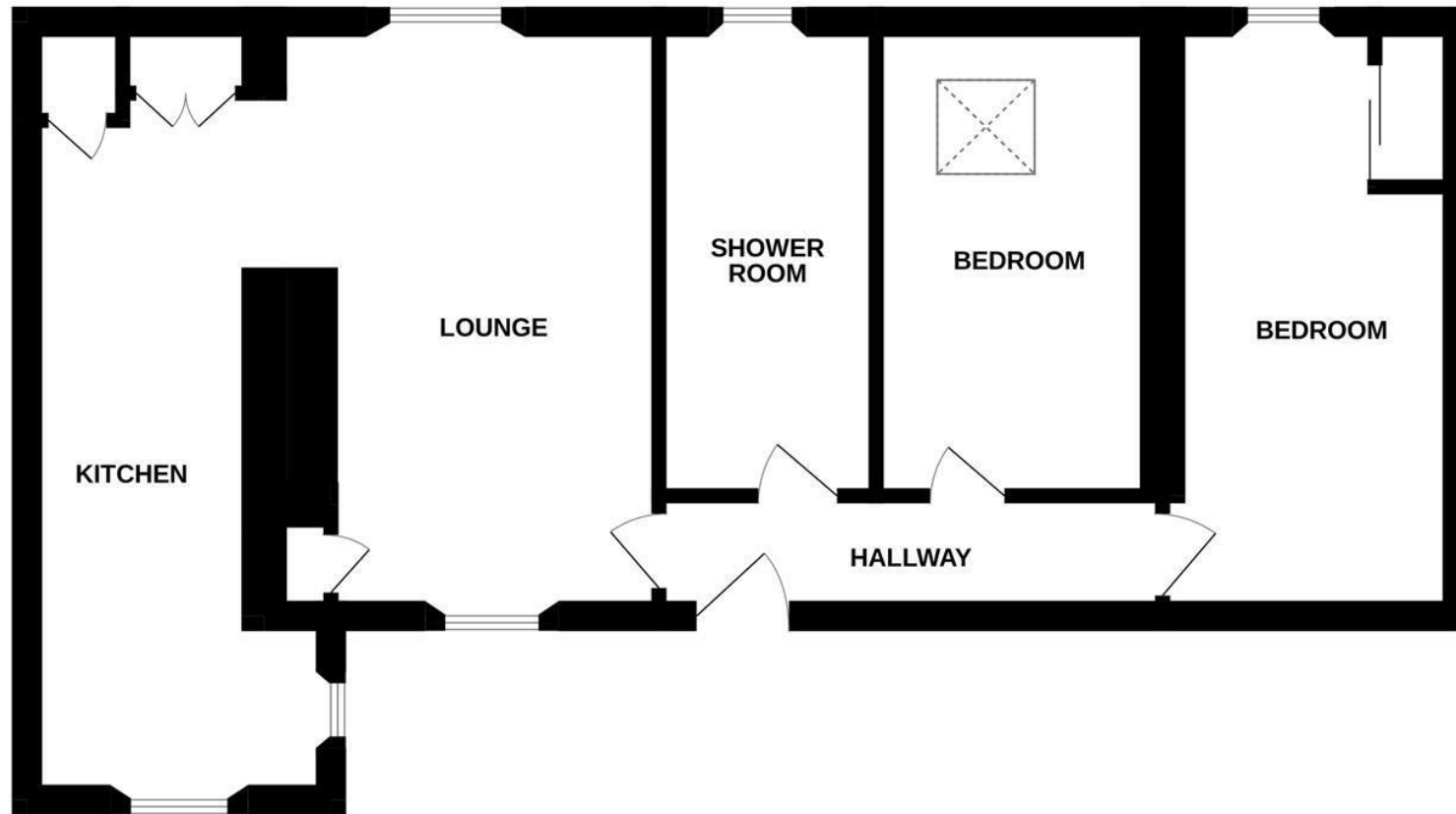
## AGENTS NOTES

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

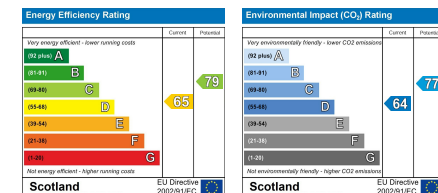




# GROUND FLOOR



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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