

64 Rumdewan, Kingskettle, Cupar, KY15 7QR

Offers Over £295,000

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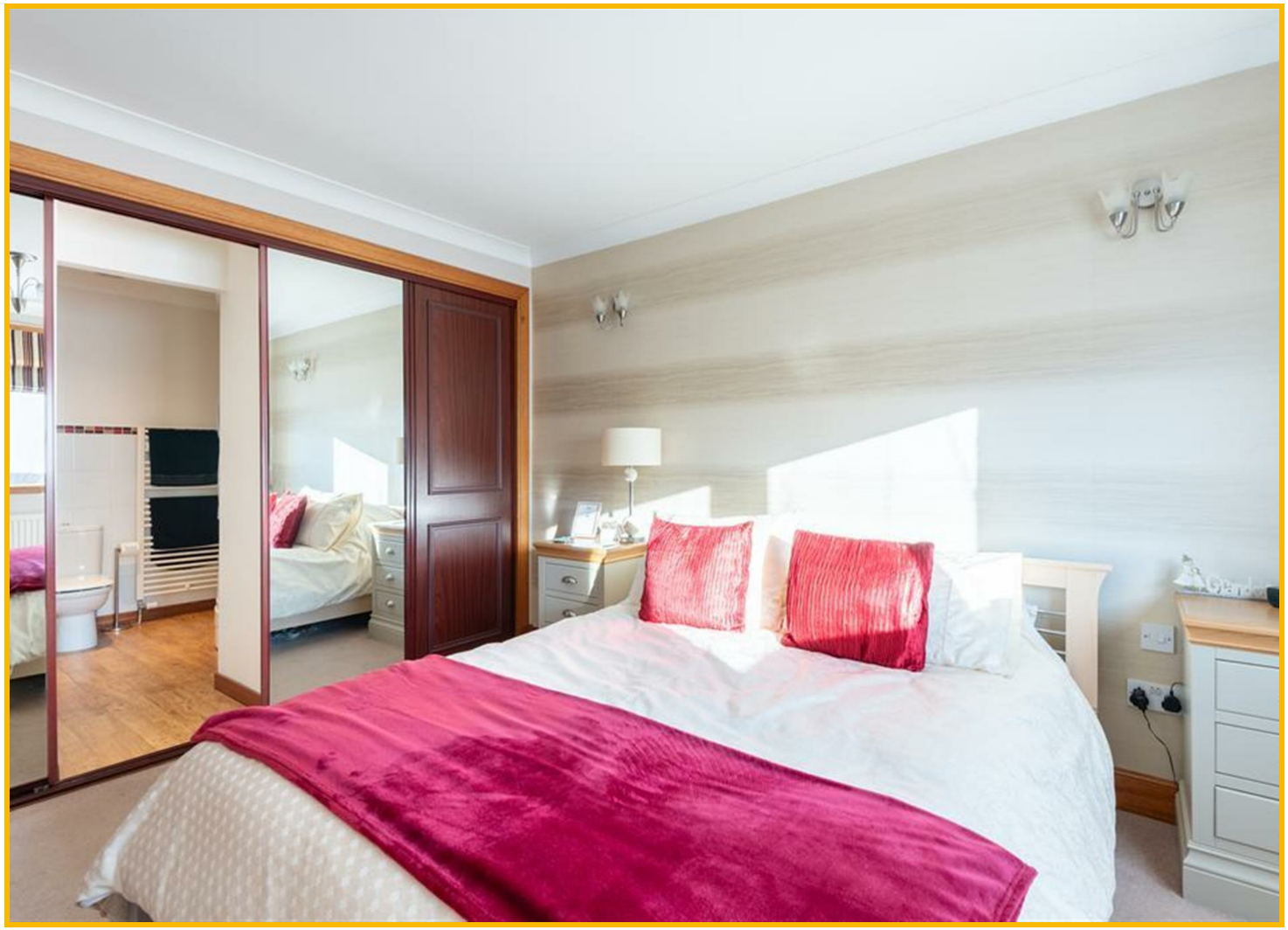
BEAUTIFULLY presented 3 Bedroom 3 Reception 3 Bathroom Detached Villa FINISHED TO A HIGH STANDARD on a SUBSTANTIAL PLOT with OFF STREET PARKING in the Idyllic village of Kingskettle. Located with easy access to amenities and a short drive to Ladybank and Cupar for shops, Primary and Secondary Schools with excellent commuting links via road and rail for Perth, Dundee, Edinburgh and beyond. This could be the perfect family home. Accommodation: Hall, living room, dining room, kitchen, conservatory, master bedroom with ensuite shower room, 2 further double bedrooms, including a lower shower room and an upper bathroom. DG. GCH. Gardens, Driveway and a Garage with potential to develop further. PERSONAL PROPERTY TOUR available online.







LOCATION
The village of Kingskettle lies at the side of the A914 road network system, close to the A92 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 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 in 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.

ACCESS
The property is accessed via a timber door leading into the kitchen or through the conservatory to the side.

KITCHEN
14'7" x 10'5" (4.46m x 3.18m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an induction hob, extractor fan, eye level oven, oven/grill, dishwasher, washing machine and a fridge/freezer. Coving. Radiator. Vinyl tile flooring. Glazed timber double doors lead into the dining room.

DINING ROOM
15'7" x 10'9" (4.76m x 3.30m)
Delightful dining room with double-glazed windows to the side and rear. Carpeted stairway with a timber balustrade leads to the living room, a bedroom and upper bathroom. A cupboard provides shelving/hanging/storage space. Coving. Radiator. Laminate flooring. Doorways lead to the conservatory and the inner hall.

CONSERVATORY
11'6" x 10'9" (3.52m x 3.30m)
Bright Conservatory with wraparound double-glazed windows overlooking the main garden. Radiator. Vinyl tile flooring. A patio door leads to the driveway and garden.

INNER HALL
Leading to the master bedroom, 2nd bedroom and the lower shower room. Coving. Radiator. Laminate flooring.

MASTER BEDROOM
12'3" x 11'8" (3.75m x 3.57m)
Double bedroom with a double-glazed window to the front. Wall to wall fitted wardrobes with mirrored sliding doors provides ample shelving/hanging/storage space and hidden access to the ensuite shower room. Coving. Radiator. Carpeted.

ENSUITE SHOWER ROOM
8'9" x 7'0" (2.68m x 2.14m)
3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a luxury steam shower. Built-in wardrobe with mirrored sliding doors houses the hot water tank with ample additional shelving/storage space. Partially tiled. Coving. Heated towel rail. Laminate flooring.

BEDROOM 2
10'0" x 8'7" (3.07m x 2.63m)
Good sized bedroom with a double-glazed window to the front, ideal for use as a home office. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

LOWER SHOWER ROOM
9'8" x 8'9" (2.95m x 2.69m)
4-piece suite comprising: W.C, vanity wash hand basin, bath and a wet walled shower enclosure with a pivot screen door and a thermostatic control shower. Partially tiled. Coving. Heated towel rail. Vinyl flooring.

UPPER HALL
Hatch provides access to the roof space. Built-in wardrobe with mirrored sliding doors provides storage space. Radiator. Carpeted.

LIVING ROOM
19'7" x 13'7" (5.97m x 4.16m)
Bright living room with double-glazed windows to the front and side. 2 radiators. Carpeted. Doorway the hall leading to the 3rd bedroom and upper bathroom.

BEDROOM 3
12'7" x 11'6" (3.84m x 3.52m)
Good-sized double bedroom with a double-glazed window to the front. 2 built-in wardrobes with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

UPPER BATHROOM
7'6" x 6'3" (2.30m x 1.92m)
3-piece suite comprising: W.C, vanity wash hand basin and a bath. Velux window provides natural light. Partially tiled. Heated towel rail. Vinyl flooring.

GARDEN
The property occupies a good-sized plot, with an accessible entrance approached via a sloping paved pathway from the front driveway. The extensive tarmac driveway provides ample off-street parking for multiple vehicles, along with further parking to the rear and access to the garage. The garden areas are mainly laid to lawn, complemented by a paved patio, offering an ideal space to relax and enjoy the sunshine with family and friends.

GARAGE
19'10" x 10'6" (6.07m x 3.21m)
Garage to the rear of the property accessed via a metal up and over door, provides secure parking with additional storage space. The lower garage is equipped with light, power and plumbing with a stainless-steel sink. Wall mounted system boiler. Concrete flooring. There is an open hatch in the ceiling leading to an area above which could be further developed to provide additional space. Measurements approx.: 3.91m x 3.00m. This area benefits from a double-glazed window and is fully insulated and lined, with lighting, power and a radiator.

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

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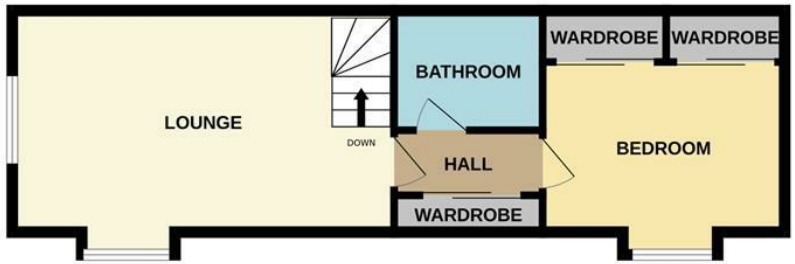
GROUND FLOOR



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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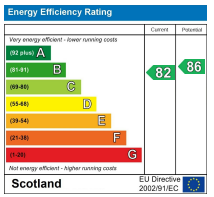

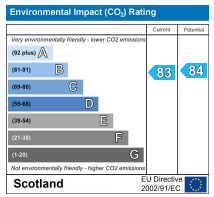

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