

35A Annsmuir Caravan Park

LADYBANK, CUPAR, FIFE, KY15 7SA



*DETACHED 2 DOUBLE BEDROOM
PARK HOME*



01333 400 400



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Situated in the sought-after Annsmuir Park Home site in Ladybank, this well-presented two double-bedroom park home offers a peaceful and convenient lifestyle in a secure and well-maintained community. The site benefits from a 24/7 CCTV security system and an on-site warden, ensuring a safe and friendly environment for residents. With tarmac roads and street lighting throughout, the site is easy to navigate, and pitch fees, currently set at £1,920 per annum, include water and sewage charges, reviewed yearly. Electricity is supplied by Scottish Power, and a private water supply is available. Sky TV, telephone, and internet connections can be set up as required.

The park home is set on a generous plot with ample outdoor space and parking facilities. The parking area includes electric sockets and Calor gas cylinders for heating. The home itself boasts a spacious L-shaped living and dining room area, providing plenty of room for relaxation and entertaining. There are two access doors, one through the kitchen and another to the side of the home for convenience.



The kitchen is equipped with a range of base and eye-level units, a sink, and space for appliances, making it functional and practical. The master bedroom features an ensuite three-piece shower room and a walk-in wardrobe, offering privacy and ample storage. The second bedroom is also a double room, complete with a fitted wardrobe. The home has a second bathroom, a three-piece suite with an additional toilet, ensuring comfort and convenience for both residents and guests.





Bedroom 1

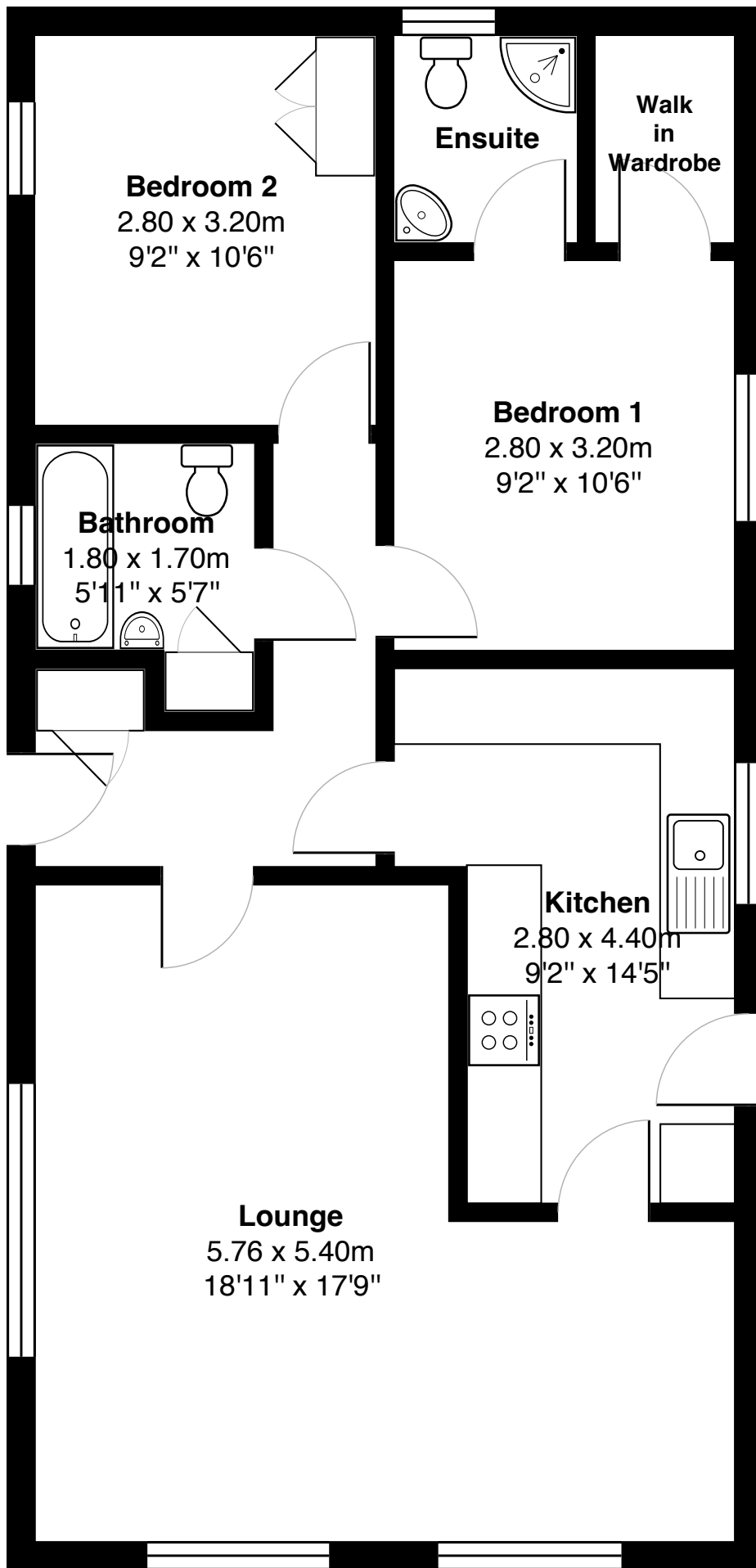




Bedroom 2







Adjacent to the park is the renowned Ladybank Golf Course, a beautifully maintained parkland course offering 18 holes of golf. The clubhouse overlooks the 1st tee, 9th, and 18th greens, providing a relaxing setting for dining and socialising. With its excellent location, spacious accommodation, and attractive surroundings, this park home offers a wonderful opportunity for anyone seeking a tranquil yet connected lifestyle. An internal inspection is highly recommended.



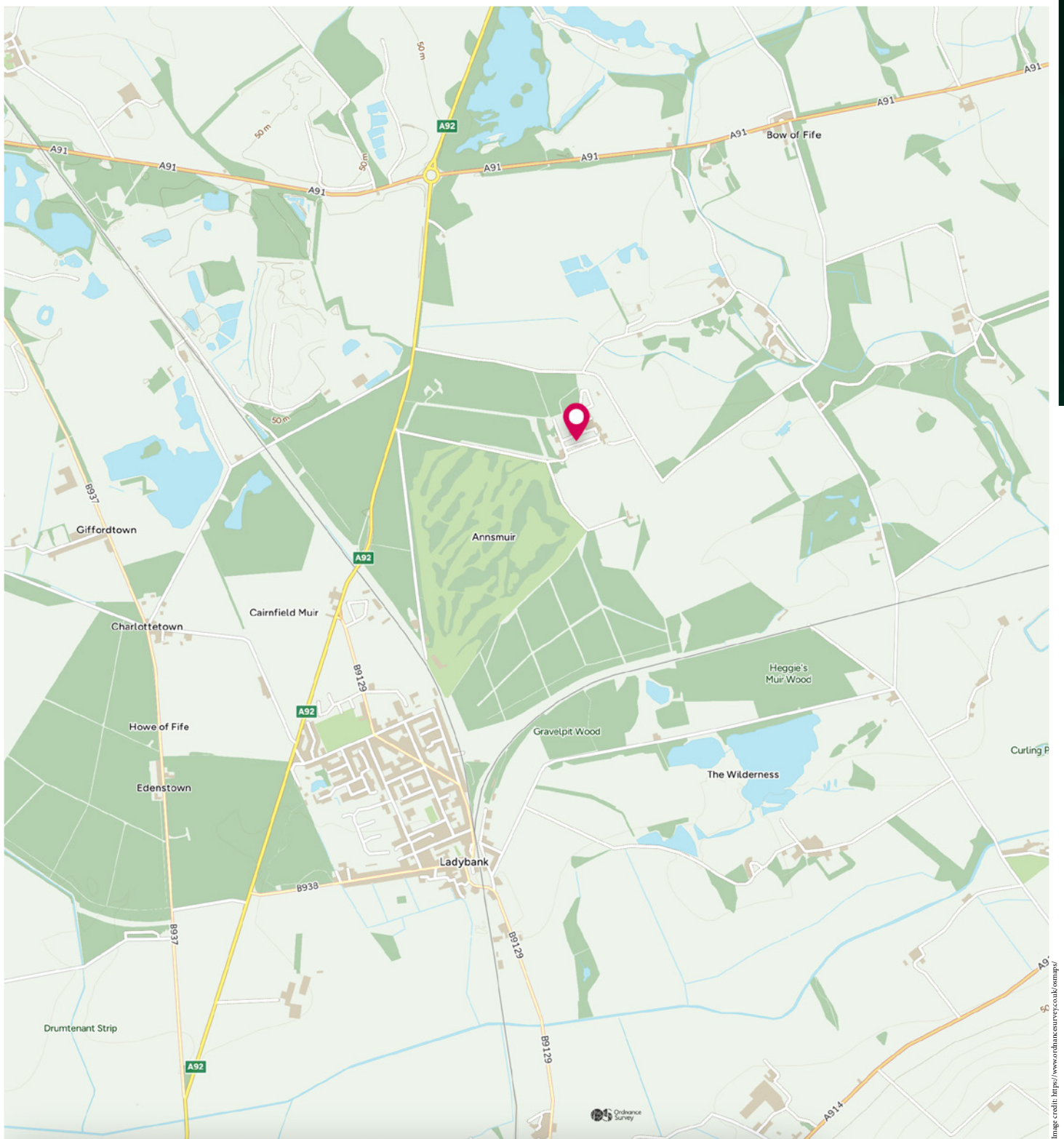


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01333 400 400

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.