



**1 LADYBANK ROAD**  
**KINGSKETTLE, KY15 7PB**

**£175,000**  
**FREEHOLD**

Nestled on the charming Ladybank Road in Kingskettle, this beautiful traditional extended semi-detached cottage is a true gem waiting to be discovered. Boasting two double bedrooms, this property offers a cosy and inviting atmosphere that is perfect for those seeking a peaceful retreat. As you step inside, you are greeted by two reception rooms that provide ample space for entertaining or simply relaxing with loved ones. The spacious sitting room features a stunning fireplace, adding a touch of elegance to the space. A feature is the newly installed kitchen/ utility room & shower-room/wc providing move in accommodation. The large floored attic provides additional storage or could be transformed into a home office / bedroom subject to planning permission. Outside, the property boasts a large drive, garage, and enclosed gardens, perfect for outdoor gatherings or simply basking in the tranquility of the surroundings. Property benefits from Dg - GCH - EPC E. If you are looking for a charming bungalow with character and modern conveniences, this semi-detached cottage on Ladybank Road is the perfect place to call home. Don't miss the opportunity to make this delightful property your own and start creating lasting memories in this idyllic setting. HOME REPORT £180,000



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# 1 LADYBANK ROAD

• BEAUTIFUL TRADITIONAL EXTENDED SEMI-DETACHED COTTAGE • TWO DOUBLE BEDROOMS • SITTING ROOM - CONSERVATORY • MODERN B/F KITCHEN - UTILITY ROOM • MODERN SHOWER-ROOM/WC • LARGE DRIVE - DETACHED GARAGE • ENCLOSED GARDENS • DG- GCH - EPC E - HOME REPORT £180,000 • VIEWING HIGHLY RECOMMENDED • FULLY MODERNISED THROUGHOUT. VIEW NOW!



## FULL DESCRIPTION

Nestled on the charming Ladybank Road in Kingskettle, this beautiful traditional extended semi-detached cottage is a true gem waiting to be discovered. Boasting two double bedrooms, this property offers a cosy and inviting atmosphere that is perfect for those seeking a peaceful retreat. As you step inside, you are greeted by two reception rooms that provide ample space for entertaining or simply relaxing with loved ones. The spacious sitting room features a stunning fireplace, adding a touch of elegance to the space. A feature is the newly installed kitchen/ utility room & shower-room/wc providing move in accommodation. The large, floored attic provides additional storage or could be transformed into a home office / bedroom subject to planning permission. Outside, the property boasts a large drive, garage, and enclosed gardens, perfect for outdoor gatherings or simply basking in the tranquillity of the surroundings. Property benefits from DG - GCH - EPC E. If you are looking for a charming bungalow with character and modern conveniences, this semi-detached cottage on Ladybank Road is the perfect place to call home. Don't miss the opportunity to make this delightful property your own and start creating lasting memories in this idyllic setting. HOME REPORT £180,000

## LOCATION

Kingskettle is a small sought after village situated in the Howe of Fife between Glenrothes and Cupar, and approximately one mile from the railway station at Ladybank & 5 miles from the mainline station at Markinch. The village offers primary school, restaurant, pub, and sandwich shop. The village is perfectly located for commuting to Perth, Dundee, Glenrothes and Edinburgh & beyond.

## ENTRANCE HALL

Security door. High ceiling. Deep store. Original internal doors. Laminate floor.

## SITTING ROOM

generous main public room with focal point gas fireplace, marble hearth/ inlay & carved timber mantle. High corniced ceiling. 2 DG windows to front & 1 DG window to rear. Wall lighting. Traditionally styled radiator. Shallow press.

## NEWLY INSTALLED B/F KITCHEN

Recently installed with a range of modern wall & base cabinets, complimenting worktop surface, inset sink. Belling gas range cooker. Boiler housed ( installed 2019) . Downlighting. DG window to front. DG skylight. Tiled floor. Thru arch to utility.

## UTILITY ROOM

Co ordinating wall & base cabinets to kitchen. Wipe clean worktop. Plumbed for white goods. Security door. Tiled floor.

### MODERN SHOWER-ROOM/WC

Well, finished & proportioned to feature a large walk in rainfall shower, separate spray attachment, clear screen. Wash hand vanity storage. Low level wc. Wet wall splashback. Downlighting. Extractor fan. Chrome towel radiator. DG window.

### MAIN BEDROOM

Generous master bedroom with wall lighting. Shallow press. High corniced ceiling. 2 DG window to front. feature fireplace. Traditional styled radiator. Carpet.

### BEDROOM 2

Bright room with pull down ladder to floored loft. DG security door to conservatory. Laminate floor.

### FLOORED LOFT

Pull down ladder, fully floored & lined walls. DG skylight window. Power & light. Ideal to convert subject to planning permission.

### CONSERVATORY

Enjoys rear garden aspect. 9 DG windows. DG security door. Exposed stone wall. Laminate floor.

### EXTERNAL

Stone wall front garden mainly laid to lawn bordered by plants/ shrubs. To rear private enclosed haven with stone chipped patio. Bordered by plants & shrubs.

### DRIVEWAY

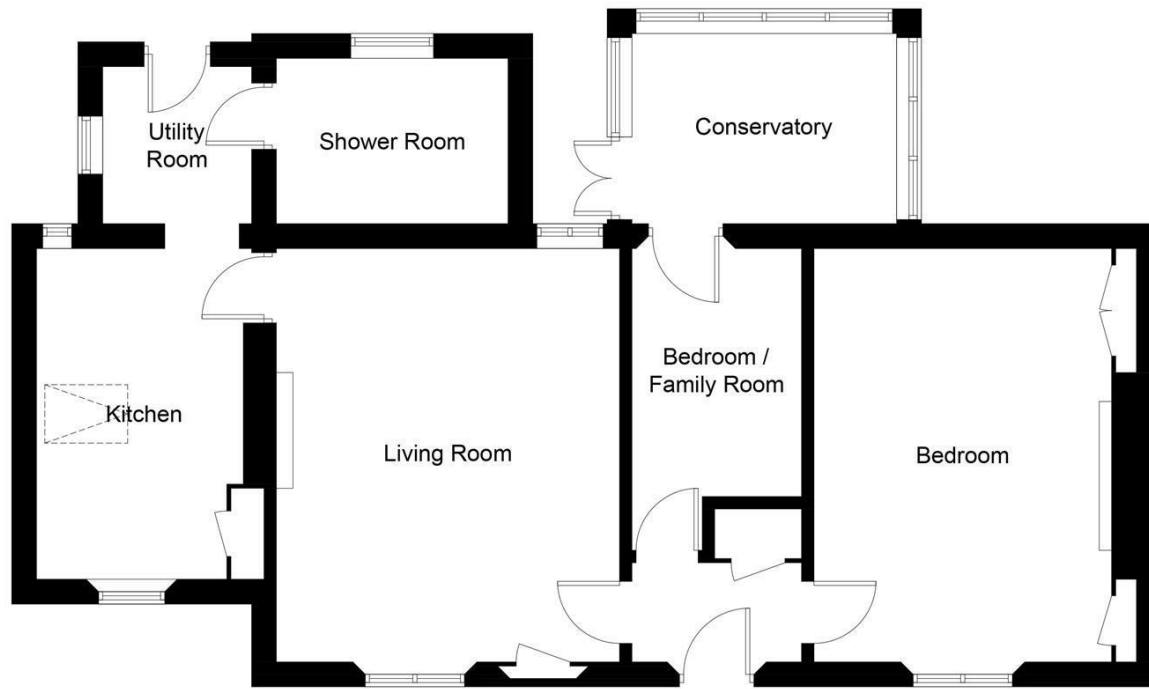
Mono bloc paved with decorative iron gates providing off street parking for several cars.

### GARAGE

Detached garage with up & over door.

## 1 LADYBANK ROAD





**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1129589)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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