



19 Melville Road, Ladybank, KY15 7LU

Offers Over £210,000



19 Melville Road
Ladybank
KY15 7LU

OFFERS OVER
£210,000

Number nineteen is a superb, bright spacious property which forms the upper two levels of this handsome building.

The accommodation comprises of a fresh family bathroom. lounge/dining room with open fire, fitted kitchen and three good sized bedrooms on the first level.

A staircase leads to the upper level where there is a very impressive, bright lounge with Velux windows and a playroom/studio off.

The property is entered to the rear via an external staircase with wrought iron hand rail. This leads up to number 19. The property is accessed by an impressive door which leads into the hallway.

Coat hooks. Deep cupboard. Door leading to the bedroom wing. Double storage cupboard

The family bathroom is fitted with a w.c., wash hand basin and bath with mixer shower. Floor and wall ceramic tiling. Opaque window.

The lounge/dining room offers windows to the side and front. Open fire with feature mantle. Ample space to dine. Useful Press.

The kitchen is fitted with attractive base and wall units with complementing work surfaces and circular sink. Integral dish washer and

fridge/freezer. Space for washing machine. Electric hob and double oven. Picture window to the rear. Deep recess storage.

The first bedroom has a double window to the front. Built in wardrobes.

The second bedroom has a window to the front Double storage wardrobe. Shallow press.

The third bedroom is South facing and has a window to the back. Double storage wardrobe. Shallow Press.

From the hallway, a staircase leads to upper level.

The superb spacious lounge offers three Velux windows. Display area. Beyond there is a playroom/studio which again offers a Velux window and door leading to the landing.

The mono blocked driveway to the side offers private parking for numerous vehicles. Detached garage with courtesy door to the side. Power & Light. External water supply.

To the rear there is a delightful landscaped garden which has been laid out for ease of maintenance.





- Very impressive upper conversion with accommodation on two levels
- Hallway
- Lounge/dining room
- Fitted kitchen
- Family bathroom
- Three bedrooms
- Playroom/studio
- Gas central heating & Double glazing
- Monoblocked driveway, garage
- Garden

INCLUDED

All fitted carpets, fitted floor coverings, integral kitchen appliances where mentioned and blinds are included in the marketing price.

SERVICES

Mains water, drainage and electricity are connected to the property.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 1463.00 SQ FT







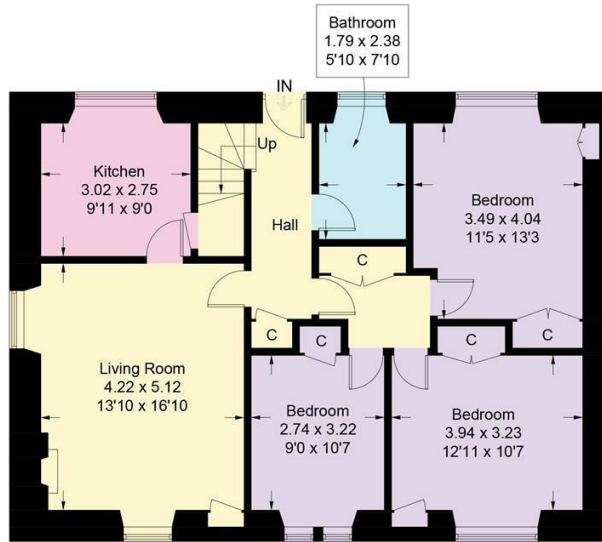
Room Sizes

Approximate measurements

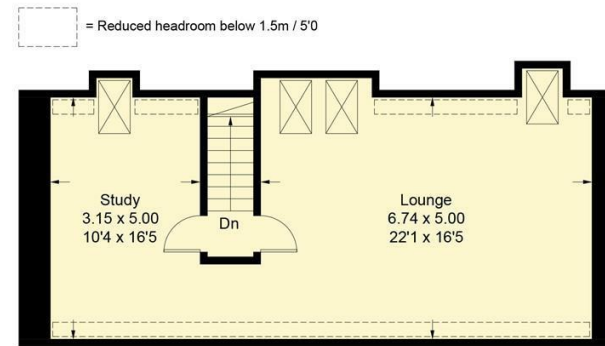
Living room	13'10" x 16'9"
Kitchen	9'10" x 9'0"
Bedroom	11'5" x 13'3"
Bedroom	12'11" x 10'7"
Bedroom	8'11" x 10'6"
Lounge	22'1" x 16'4"
Study	10'4" x 16'4"

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Approximate Gross Internal Area = 136 sq m / 1464 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1042475)



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without any obligation.

Contact our Property Department
at any of our offices.