



Ellonbank, 16A Lorne Street, Ladybank, KY15 7NB

Offers Over £195,000



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**OFFERS OVER**  
**£195,000**

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Ellonbank is a detached bungalow which is in need of upgrading throughout. The property is situated within good sized garden grounds with excellent parking facilities.

Ladybank offers a comprehensive range of amenities which included shops, cafes, public house and railway station making this an ideal base for commuting to major towns and cities including Perth, Dundee and Kirkcaldy.

The property is entered via the main entrance to the side into the entrance hallway. Bedrooms one and two offer windows to the front and bedroom three offers a window to the side. The bathroom is fitted with a W. C., wash hand basin and bath with over bath mixer shower and opaque window to the side. The kitchen is fitted with light wood base and wall units, coordinating light grey work surfaces, stainless steel sink and drainer, space for washing machine and fridge freezer. Gas hob with extractor above and electric oven. Window overlooks and door leads to the rear garden. The lounge which is accessed via a door from the hallway and the kitchen offers a window to the side and gas fire with feature stone wall and surround.

The property offers gas central heating, double glazing and two storage cupboards within the hallway, one housing the central heating boiler and hot water tank.

To the front of the property the garden is laid to lawn and boarded by conifer hedging, a long driveway to the side leads to the detached garage which is accessed via an up and over door to the front and courtesy door to the side. The large rear garden is laid to lawn. Hard standing area and wash bay





- Detached bungalow in need of upgrading
- Popular village location
- Lounge
- Kitchen
- Three bedrooms
- Bathroom
- Gas central heating & Double glazing
- Driveway
- Detached garage
- Large garden grounds surround the property

### **INCLUDED**

All fitted carpets, fitted floor coverings, washing machine and fridge freezer.

### **SERVICES**

Mains water, drainage, gas and electricity

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**

**EPC RATING: E**

**FLOOR AREA: 796.00 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge	23'1" x 10'0"
Kitchen	10'10" x 9'5"
Bathroom	6'10" x 6'0"
Bedroom 1	10'0" x 10'0"
Bedroom 2	10'0" x 10'10"
Bedroom 3	10'5" x 7'5"



16A Lorne Street, Ladybank



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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.