



Creag Ban Main Street, Craigrothie, KY15 5QA
Offers Over £350,000



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OFFERS OVER
£350,000

Creag Ban is a spacious, well presented detached villa, situated within private garden grounds. The property is entered from the front through the entrance vestibule where a glazed paned door leads into the hallway, storage cupboard within hallway housing vacuum / hoover system. The lounge offers a window to the front and side overlooking the walled garden, and an open fire. The dining kitchen is fitted with base and wall units with co ordinating work surfaces and stainless-steel sink and drainer. 5 ringed gas hob with canopy above, electric oven, integral dishwasher, eye level microwave, American style fridge freezer. Window in dining area and kitchen area to the side overlooking patio area. Door to utility which offers base units, with co ordinating worksurfaces and stainless-steel sink and drainer. Washing machine and space for tumble dryer. Boiler. Window over looks and door leads to the rear garden.

The office / bedroom/ dining room offers a window to the front.

W.C. fitted with wash hand basin and W.C.

A staircase leads to the upper level. Bedroom one offers a Velux window built in storage facilities. A

door leads into the en suite which offers a W.C., wash hand basin and walk in shower cubicle with mixer shower. Bedroom two offers a double window to the front and built in storage wardrobes, Bedroom three offers a double window to the front and bedroom four offers a Velux window and storage facilities. The bathroom is fitted with a W.C, wash hand basin and bath with over bath mixer shower.

There are storage facilities within the upper hallway and access to the attic space.

To the front a driveway offers parking for several vehicles and leads to the double detached garage which offers two up and over doors and a courtesy door to the rear. The garden to the front is laid to lawn with a border offering established trees and shrubs. A pathway to the side leads to the rear where there is a summerhouse. The rear garden is laid out for ease of maintenance.





- Spacious detached villa
- Entrance porch
- Hallway
- Lounge
- Dining kitchen, Utility & W.C.
- Bedroom / Office / Dining room
- 4 Bedrooms one en suite
- Family bathroom
- Detached double garage & driveway parking for several vehicles
- Garden grounds to the front, side and rear & summerhouse

INCLUDED

All fitted carpets and fitted floor coverings

Craigrothie is a small village with a primary school and regular

SERVICES

Mains water, drainage, electricity, oil tank. There is oil fired central heating throughout and gas bottles operate the gas hob.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND H

EPC RATING: D

FLOOR AREA: 1517.00 SQ FT







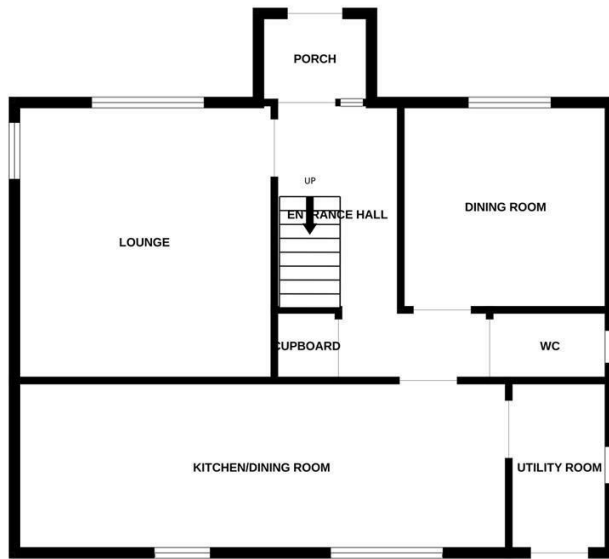
Room Sizes

Approximate measurements

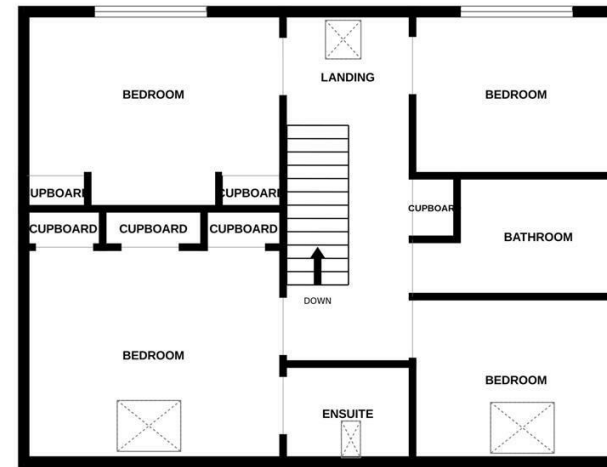
Living Room	13'3" x 14'4"
Kitchen/Dining	25'10" x 8'11"
Utility	5'3" x 8'10"
Dining Room	10'9" x 10'10"
WC	6'6" x 3'5"
Bedroom 1	13'5" x 11'1"
En Suite	6'10" x 4'11"
Bedroom 2	13'5" x 10'3"
Bedroom 3	10'9" x 8'5"
Bedroom 4	10'8" x 8'3"
Bathroom	10'5" x 6'2"



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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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.