



76 Commercial Road, Ladybank, KY157JS

Offers Over £120,000



76 Commercial Road
Ladybank
KY157JS

OFFERS OVER
£120,000

Number seventy-six is a end terraced stone built villa, offering a great opportunity to renovate into an attractive family home with views towards the Lomond Hills from the upper level.

Ladybank is a popular village which offers a range of facilities including doctors surgery, shops, butchers, cafes, public house and railway station with connections to Perth, Dundee and Edinburgh. Ladybank Golf Course is also within walking distance of the property.

The property is entered via a double-glazed door which leads into the entrance vestibule and hallway.

The lounge offers a window to the front and free-standing electric fire.

The kitchen is fitted with base and wall units with complementing work surfaces and stainless-steel sink with drainer. Space for appliances.

Window to the rear. Open in through to a utility area. Double glazed door leading to the rear garden.

The bathroom is fitted with a w.c., wash hand basin and bath with over bath shower. Opaque window to the front.

A staircase leads to the upper level.

Bedrooms one and two offer windows to the front. Bedroom Three offers a window to the side.

A door within the upper hallway offers access to the large attic space. There is potential to extend subject to consents.

There is a small easy maintain area of garden to the front. To the rear the garden offers an area laid out for ease of maintenance with paving slabs and chips and a further area laid to lawn with double gates giving access to the side of the property offering potential to create off street parking and garage subject to necessary consents.

It should be noted the garage in the photo is not included in the sale.





- End terraced villa
- Great opportunity to renovate into family home
- Entrance vestibule leading to hallway
- Lounge
- Kitchen
- Bathroom
- Three bedrooms
- Large attic room
- Gas central heating & Double glazing
- Garden grounds to the front side and rear, potential to create parking.

INCLUDED

All fitted carpets and floor coverings

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 871.00 SQ FT







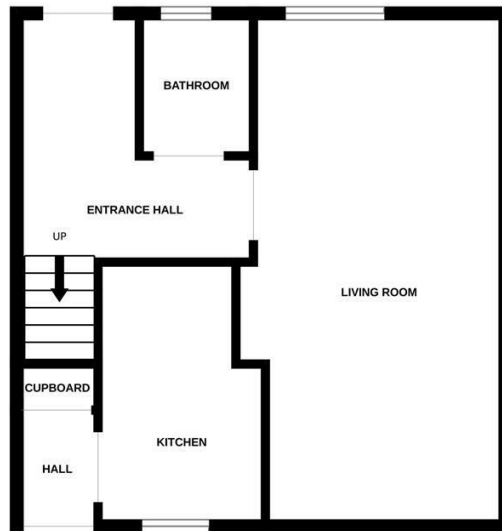
Room Sizes

Approximate measurements

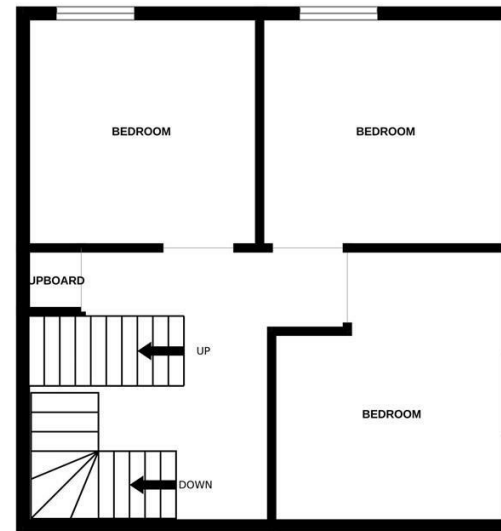
Lounge	10'1" x 22'9"
Kitchen	10'11" x 22'9"
Bathroom	6'0" x 5'3"
Bedroom 1	10'5" x 9'7"
Bedroom 3	8'7" x 11'1"
Bedroom 2	10'2" x 10'3"



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.
Made with Metropix ©2024



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

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

Contact our Property Department at any of our offices.