



10 Liquorstane, Falkland, KY15 7DQ

Offers Over £300,000



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OFFERS OVER
£300,000

Number ten is a spacious detached 3 bedroomed family home which is located within a quiet cul de sac in a mature development with views towards the East Lomond Hills.

Falkland is a desirable, historic village which is situated at the foot of the East Lomond. The village offers many amenities including shops, restaurants, public houses, tearooms and Primary schooling. The historic Falkland Palace and its grounds are a short walk from the property. The property comprises of a welcoming hallway with under stair cupboard spacious living room with dining area and direct access to the rear garden.

The kitchen is fitted with grey base, wall and display units with co ordinating worksurfaces and white sink and drainer. Electric oven and 5 ring gas hob, ceramic sink and built-in dishwasher. Space for appliances. Window over looks and a door leads to the rear garden.

Shower room with corner shower cubicle and mixer shower. Wash hand basin and WC. High level window.

Bedroom three is a double bedroom with window to the front.

A staircase within the hallway leads to the upper level with inner light windows from bedroom 1. Bedroom one offers a window to the front and large walk in storage cupboard.

Bedroom two offers a window to the rear with walk in storage with the hot water tank and door to under eaves space.

The bathroom is fitted with a W.C. and wash hand basin set with storage vanity unit. Bath with over bath mixer shower. Full height Storage cupboards.

The property offers gas central heating and double glazing.

To the front the garden is laid to lawn with a selection of mature shrubs.

A mono-blocked driveway leads to the detached garage which is accessed via an up and over door to the front and courtesy door to the rear.

External, electric car charging point.

A wrought iron gate leads to the delightful, enclosed rear garden which is laid to lawn.

Decked seating area. Border filled with a selection of mature trees and shrubs. Greenhouse and lockable shed.





- Marketed below Home Report Value
- Immaculately presented detached villa situated within a large plot
- Open plan lounge - dining room with French Doors to the rear garden
- Large breakfasting kitchen
- Bedroom 1 on ground level
- Shower room on ground floor, Bathroom on upper level
- 2 Bedrooms on the upper level
- Gas central heating, Double glazing & Electric car charging point
- Gardens to front & delightful south facing garden to rear
- Mono-blocked driveway to Detached garage

INCLUDED

All fixtures and fittings, integrated appliances, fitted floor-coverings, blinds, and light fittings are included in the sale. The fitted shelf and bookshelves along and above the gas stove in the sitting room are also included.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

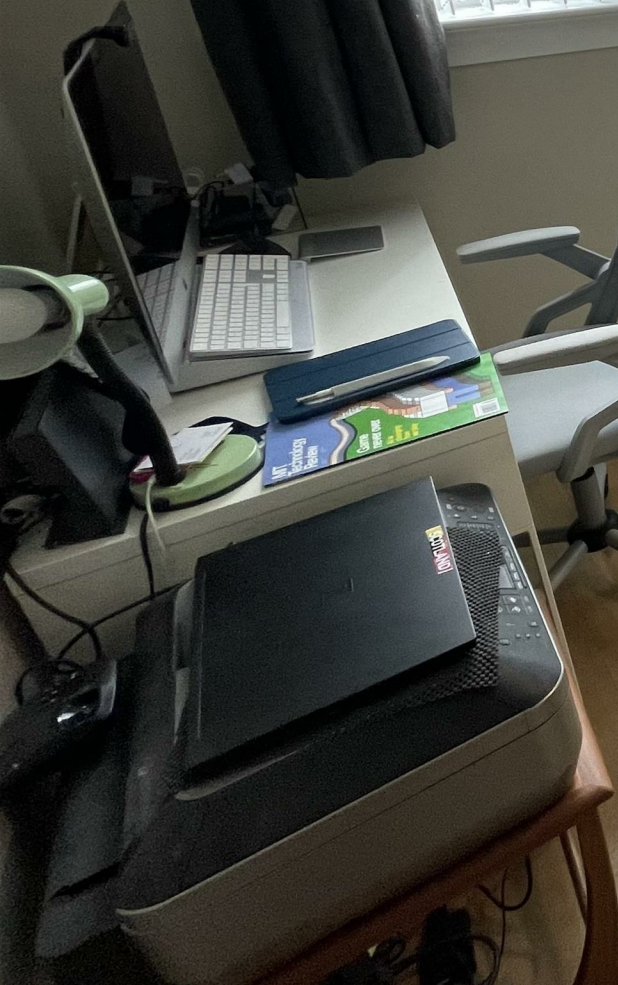
By appointment through our Rollos Cupar Office
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COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1194.00 SQ FT







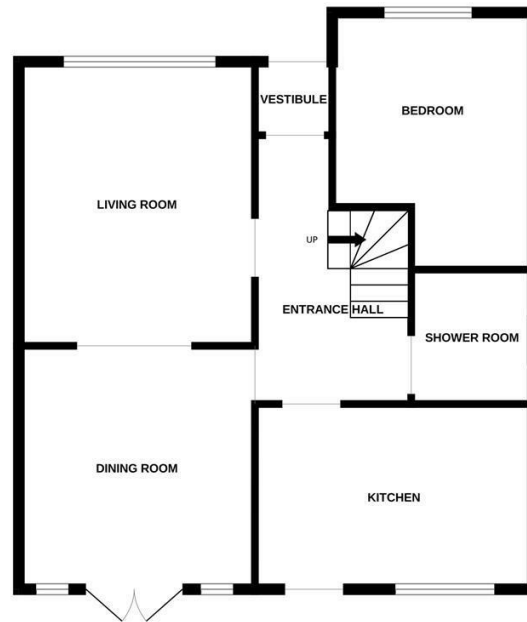
Room Sizes

Approximate measurements

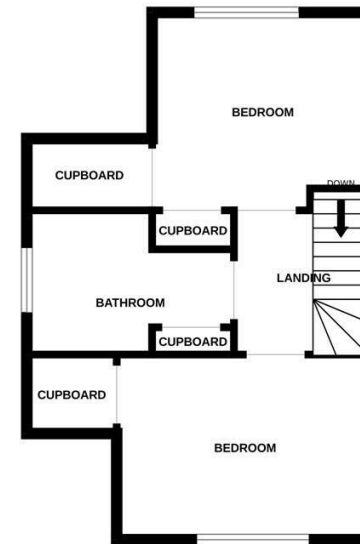
Living Room	12'0" x 14'6"
Dining Room	12'0" x 12'5"
Kitchen	14'8" x 9'0"
Shower Room	6'2" x 6'6"
Bedroom	10'3" x 13'1"
Bedroom	11'3" x 10'10"
Bathroom	11'3" x 7'5"
Bedroom	



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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