



16 Balgove Road, Gauldry, DD6 8SH
Offers Over £150,000



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Gauldry
DD6 8SH

OFFERS OVER
£150,000

Number sixteen is semi-detached cottage which is in need of full upgrading throughout, the property also offers potential to extend subject to the necessary consents.

The property is accessed into the porch and a further door leads into the lounge which offers a gas fire with stone surround and windows to the front and rear. A door gives access into bedroom one which offers access into the attic, storage facilities and windows to the front and rear. The kitchen offers wood base and wall units with grey work surfaces and stainless-steel sink. Space for appliances. Window to the rear and Perspex filtering through natural light from the lounge.

The hallway gives access to bedroom two with window to the front and storage. Bedroom three offers a window to the rear also offering storage. The bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower. Opaque window to the rear. The hallway offers a storage cupboard housing the hot water tank. A ladder gives access to the attic which offers potential to extend subject to consents.

To the front a driveway gives access to the garden grounds which are laid to lawn. The good-sized garden to the rear is also laid to lawn





- Semi detached cottage in need of full upgrading
- Entrance porch
- Lounge
- Kitchen
- Three bedrooms
- Bathroom
- Hallway
- Attic offering potential to extend subject consents
- Driveway
- Good sized garden grounds surround the property

INCLUDED

SERVICES

Mains water, drainage, electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: E

FLOOR AREA: 828.00 SQ FT







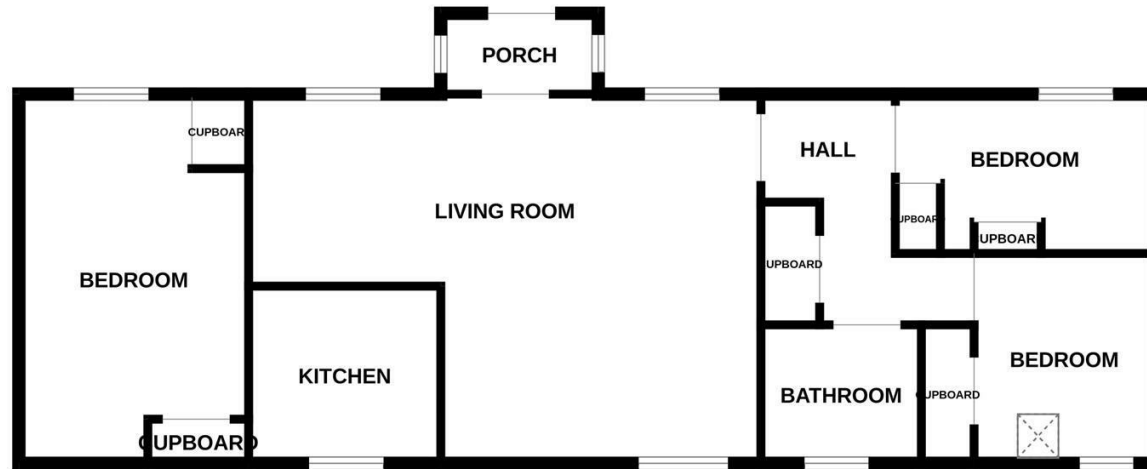
Room Sizes

Approximate measurements

Bedroom	10'2" x 15'5"
Living Room	22'7" x 15'1"
Kitchen	8'5" x 7'10"
Bathroom	7'1" x 6'2"
Bedroom	10'4" x 7'8"
Bedroom	12'5" x 7'8"
Porch	6'10" x 3'7"



GROUND 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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without any obligation.

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at any of our offices.