



Foxhollow , Lindores, KY14 6JD

Offers Over £460,000



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Rollos are delighted to present to the market Fox Hollow, Lindores. A delightfully presented modern detached villa, offering family accommodation within this hamlet, bordering open Farmlands

The accommodation offers high quality oak finishings, triple glazing and vacuum system throughout.

The vestibule is glazed on three sides and double doors lead into the bright, spacious hallway.

Bedroom one on the ground level offers a window to the front.

The delightful lounge offers French doors leading to the private rear garden, window to the side and a log burning stove.

The utility room offers light base and wall units, coordinating worksurfaces, stainless steel sink and drainer. Space for appliances and door to the rear.

The kitchen / dining family room is fitted with light base and wall units, stainless steel sink and drainer, induction hob with extractor above, built in eye level oven and microwave. Built in fridge and dishwasher. The family / dining area with several windows filtering through natural light.

The shower room is fitted with a W.C., wash hand basin set within vanity unit, shower cubicle with mixer shower. Window to the rear. A staircase from the hallway leads to the upper level.

Master bedroom offers two double storage cupboards and Velux windows. Door to en suite which is fitted with a W.C., Jack and Jill wash hand basins set within vanity unit and corner shower cubicle with mixer shower. Velux window. Bedrooms two and three also offer mirrored wardrobe facilities and windows to the front.

The family bathroom offers a bath with over bath mixer shower, W.C. and wash hand basin set within vanity unit.

The office offers a Velux window to the front.

The garage is accessed via two up and over electric doors and an integral courtesy door leads into the hallway. Vacuum system. Storage units.

The delightfully enclosed garden grounds surround the property.

Shared security entry gates lead into the chipped driveway which offers parking.





- Delightful, modern detached villa, offering family accommodation
- Entrance porch & Hallway
- Lounge with French doors to the rear and log burning stove
- Kitchen / Family / Dining room
- Utility room
- Shower room
- 4 Bedrooms (master en suite) & office
- Family bathroom
- Integral double garage
- Shared gated security entrance. Fully enclosed garden grounds surrounding the property

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances.

SERVICES

Mains water, Septic tank, Oil fired central heating system and all windows benefit from triple glazing. Central vacuum system located within the garage. External electric car charging point.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND F

EPC RATING: C

FLOOR AREA: 2152.00 SQ FT







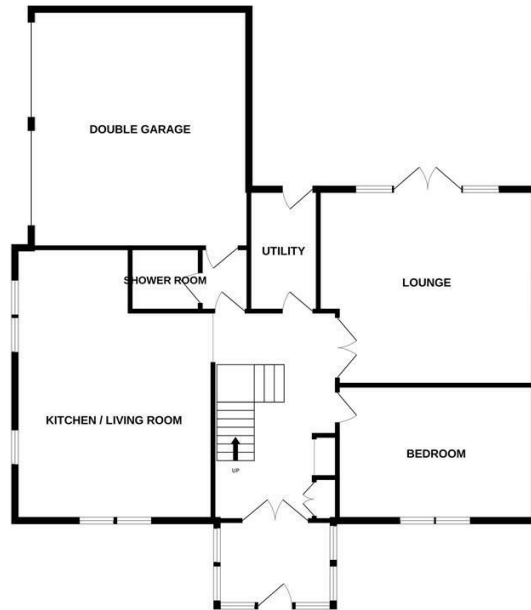
Room Sizes

Approximate measurements

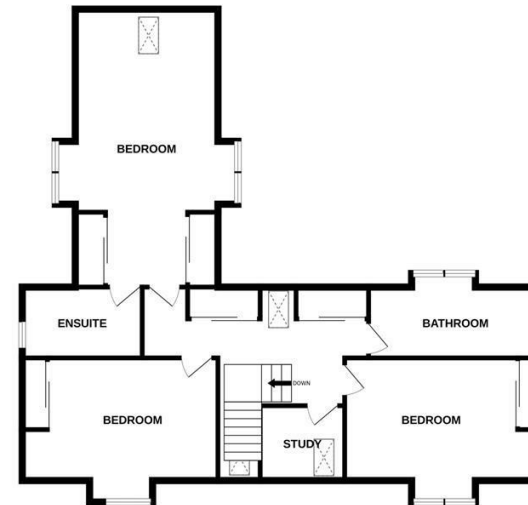
Entrance vestibule	7'6" x 10'0"
Bedroom ground floor	16'3" x 11'2"
Lounge	17'10" x 16'2"
Utility	5'8" x 10'1"
Kitchen/Dining/Family room	16'4" x 22'10"
Shower room	5'9" x 5'2"
Master bedroom	22'11" x 14'11"
Bedroom	16'3" x 11'10"
Bedroom	16'3" x 11'10"
En suite	10'2" x 5'10"
Family bathroom	14'4" x 5'10"
Office	9'6" x 6'2"
Integral garage	17'11" x 19'8"



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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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