



Kinrara Lorne Terrace, Ladybank, KY15 7LZ

Offers Over £325,000



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Rollos are delighted to bring to the market Kinrara, which is a handsome stone built detached villa, presented in immaculate condition throughout and offering many original features. The front of the property is entered via double doors into the vestibule, where a further partially glazed door leads into the hallway.

The lounge / dining room offers dual aspect windows to the front and side. Feature Log Burning stove with slate hearth set within. Feature Spiral staircase to upper level.

The modern fitted kitchen offers white gloss base and wall units with co ordinating grey work surfaces. Integral dishwasher and double drawer fridge. Sink and drainer. Induction hob with extractor above. Eye level combi-oven and oven. Window to the side. Door to rear glazed porch with further door to rear garden.

Utility room offers storage shelves and cabinet, fridge freezer and space and plumbing for washing machine and tumble dryer.

The main bedroom offers windows to the front and storage wardrobes.

The rear bedroom offers a window to the side and storage wardrobes.

The family bathroom is fitted with a W.C. and wash hand basin set within vanity unit. Bath with over-bath rain and mixer shower. Opaque window with shutters.

The sitting room on the upper-level offers two Velux windows to the front and one to the rear. Further area with potential to be utilised as an office / study or play area.

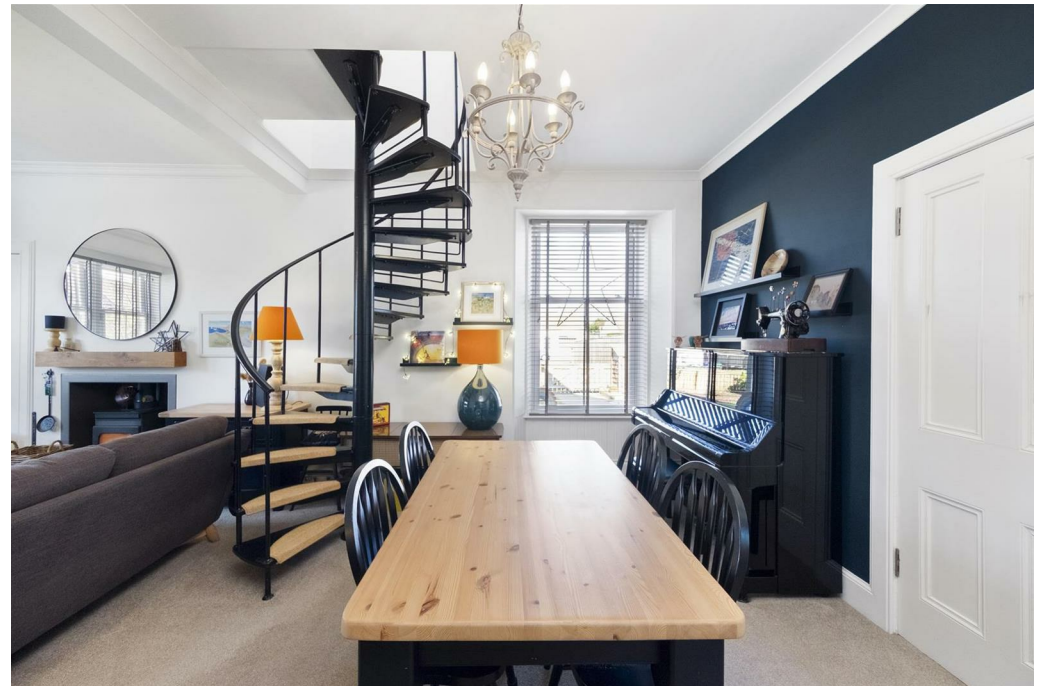
The W.C. on the upper level offers a wash hand basin set within vanity unit, bidet and W.C. Velux window to rear.

Upper level bedroom offers sliding mirrored wardrobe. Velux windows to the front.

The delightful garden grounds surround the property, with areas laid to lawn, raised beds and borders offering a selection of trees, plants and shrubs. Brick built shed and timber wood stores.

The large, insulated summerhouse, with veranda, offers power and light.

The driveway and parking is accessed from Lorne Street, a gate leads into the garden grounds.





- Immaculately presented, handsome stone-built villa situated within delightful garden grounds
- Entrance vestibule & hallway
- Rear glazed porch leading to kitchen and utility room
- Lounge / Dining room with feature spiral staircase to upper level
- Modern fitted kitchen
- Three bedrooms
- Family bathroom & W.C.
- Sitting room leading to office / study area
- Property offers UPVC double-glazed hinged, sash and case style, and wooden Velux windows.
- Beautiful garden grounds with large summerhouse, Driveway & off-street parking area

INCLUDED

All fitted carpets, fitted floor coverings, integral appliances, stand-alone fridge freezer and storage wardrobes within the bedrooms on the ground level. Other items by separate negotiation.

SERVICES

Services
Mains water, drainage, gas, electricity and security alarm system throughout.

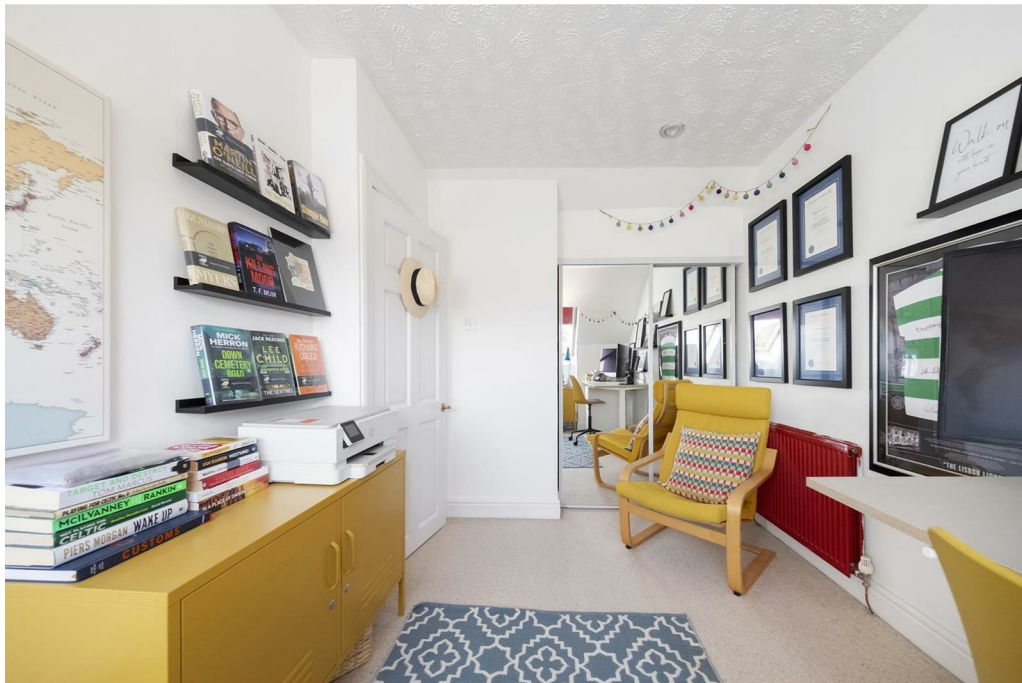
VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E
EPC RATING: D
FLOOR AREA: 1485.00 SQ FT







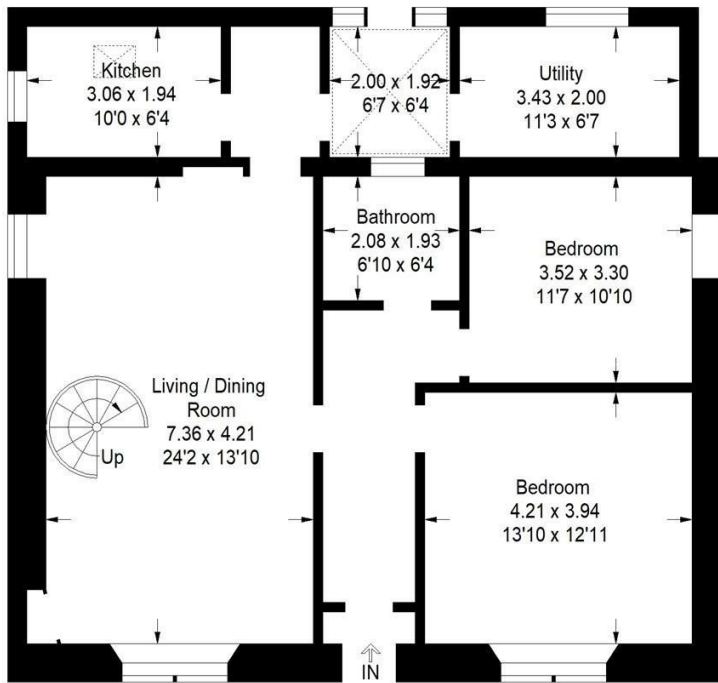
Room Sizes

Approximate measurements

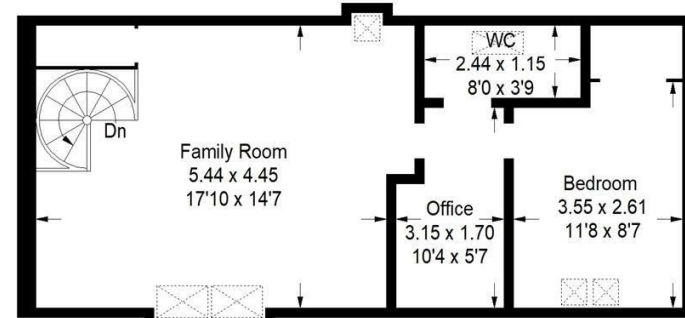
Lounge	24'0" x 13'8"
Kitchen	15'3" x 6'3"
Bedroom 2	13'9" x 13'5"
Bedroom	10'9" x 11'4"
Bathroom	6'9" x 7'0"
Utility	11'5" x 6'9"
Rear porch	7'5" x 7'0"
Upper level lounge	18'11" x 15'9"
Office	10'11" x 5'6"
W.C.	4'2" x 8'1"
Bedroom 1	13'0" x 8'5"



Approximate Gross Internal Area = 144.8 sq m / 1559 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1181986 / Ref:90244)



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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

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without any obligation.

Contact our Property Department
at any of our offices.