



11 Pitlessie Road, Ladybank, KY15 7SQ

Offers Over £135,000



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Ladybank
KY15 7SQ

OFFERS OVER
£135,000

Number eleven is a Mid terraced cottage which is located within a quiet Cul de Sac location within the village of Ladybank.

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 into the hallway from the front entrance.

Bedroom one offers a window to the front.

The lounge offers a window to the front, gas fire with hearth and timber surround. A door leads into the rear hallway which offers a walk in pantry.

Bedroom two offers a window to the rear.

The kitchen is fitted with light base units, with coordinating work surfaces and stainless steel sink. Fridge freezer, slot in electric cooker. Space for washing machine. Window to the rear.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower.

A door from the kitchen leads into the rear porch and a further door leads to the rear garden.

The property offers gas central heating and all windows are double glazed.

The garden to the front is laid out for ease of maintenance.

The garden to the rear offers a paved section. Timber shed and greenhouse.





- Mid terraced cottage
- Quiet cul de sac location
- Walking distance to Railway Station
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Easy to maintain garden grounds to the rear

INCLUDED

Slot in cooker and fridge freezer.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: D

FLOOR AREA: 731.00 SQ FT







Room Sizes

Approximate measurements

Lounge	11'8" x 16'1"
Kitchen	14'0" x 6'2"
Bathroom	4'11" x 5'10"
Bedroom 1	16'1" x 11'3"
Bedroom 2	8'11" x 11'11"



Approximate Gross Internal Area = 77.5 sq m / 834 sq ft

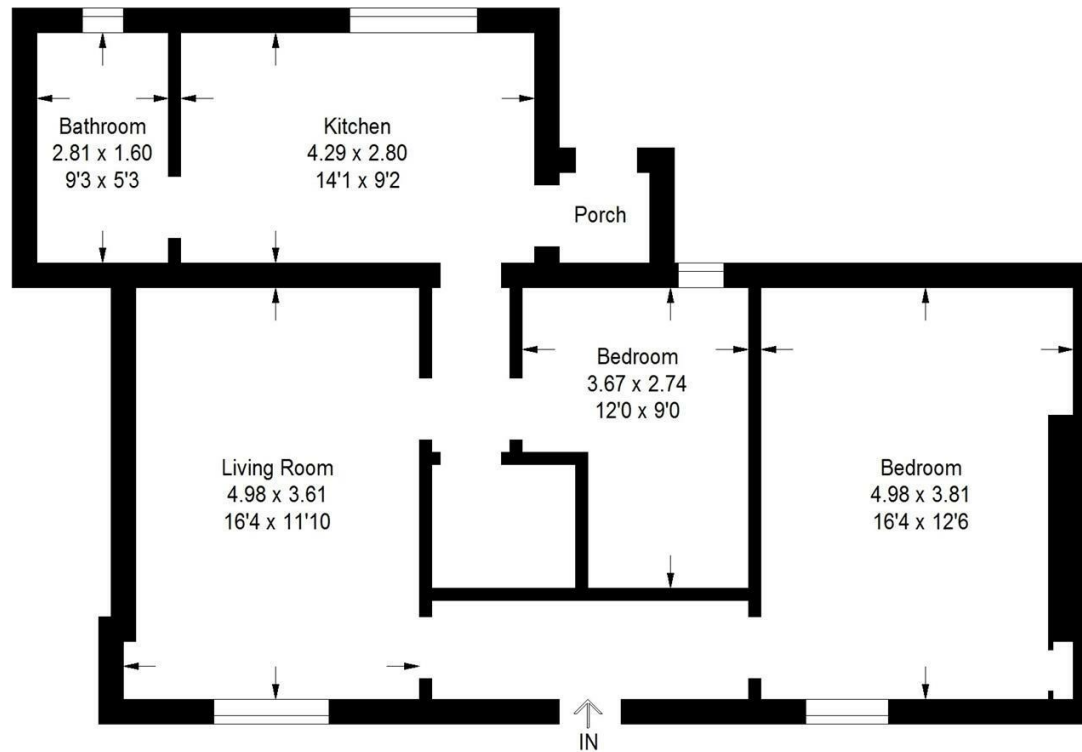


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