



3 Russell Gardens, Ladybank, KY15 7LT

Offers Over £240,000



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OFFERS OVER
£240,000

Number three is a freshly presented detached bungalow which is situated within a quiet cul de sac location within the popular village of Ladybank.

Ladybank offers a range of amenities which include shops, primary school, mainline railway station with connections to major towns and cities including Dundee and Edinburgh. An excellent bus service also runs through the village. Ladybank Golf club is within walking distance of the property and woodland walks are also within close proximity.

The property is entered from the front into the entrance vestibule where a door leads to the hallway where there are two storage cupboards and access to the attic.

The lounge offers a large window to the front, feature gas fire with surround and hearth.

Bedroom one offers a triple mirrored wardrobe along one wall and window to the front.

Bedroom two offers a window to the rear and fitted mirrored wardrobes.

Bedroom three offers a window to the rear.

The family bathroom is fitted with a W.C., wash hand basin set within vanity unit and bath.

Separate built in shower cubicle with mixer shower. Opaque window to the side.

The kitchen is fitted with wood effect base and wall units, stainless steel sink and drainer, gas hob and electric oven with extractor above. Integral fridge freezer, washing machine and dishwasher. Window to the side. Ample space to dine. French doors lead out to the rear garden.

The garden to the front is laid out for ease of maintenance with a selection of shrubs.

The enclosed garden to the rear offers a raised composite decked area leading from the French doors within the dining kitchen. Paved and chipped areas, borders with a selection of shrubs. Timber shed.

A monoblocked driveway to the side leads to the detached garage which is accessed via an up and over door.





- Freshly presented detached bungalow within a cul de sac location
- Entrance vestibule & hallway
- Lounge
- Large dining kitchen
- Three bedrooms
- Bathroom with separate shower cubicle
- Gas central heating & Double glazing
- Driveway to the side
- Garage
- Enclosed garden grounds to the rear

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1065.00 SQ FT







Room Sizes

Approximate measurements

Lounge	14'4" x 13'6"
Dining kitchen	10'9" x 21'10"
Bedroom 1	10'3" x 11'0"
Bedroom 2	13'2" x 10'3"
Bathroom	10'2" x 8'2"
Bedroom 3	7'9" x 9'5"





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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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at any of our offices.

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