



Claidheag, East End, Star, KY7 6LQ  
Offers Over £380,000







# Claidheag, East End Star KY7 6LQ

## OFFERS OVER £380,000

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Claidheag is an immaculately presented detached villa offering delightful open views over neighbouring Farmlands.

Star is a rural village offering Primary Schooling, the larger village of Markinch which offers a mainline railway station is located only 6 miles away with a bus service.

The property is entered from the front into the entrance hallway.

The lounge offers a window to the front with views over the garden grounds.

The dining kitchen is fitted with light base units and sink with drainer. Range style five burner hob and triple oven. Window to the rear. Within the dining area French doors lead out to the decked area.

The utility room offers space for appliances, storage and a window to the rear.

A door from the hallway leads to the rear garden.

The W.C. is fitted with a wash hand basin and W.C.

A door from the hallway leads to a second hallway giving access to the bedroom on ground level which offers a window to the front.

The family bathroom offers a bath, separate

shower cubicle with mixer shower, sink, W.C. and opaque window.

The 2nd public room offers French doors to the front and window to the rear. A staircase leads to the 3rd public room / bedroom and offers two storage cupboards and Velux window.

Bedroom two offers Velux windows and a door leads into the en suite fitted with a W.C., wash hand basin and shower cubicle with mixer shower.

The master bedroom offers two double storage cupboards and Velux windows. A door leads into the en suite which is fitted with a W.C., wash hand basin and shower cubicle with electric shower. A further staircase from here takes you back to the main entrance hallway.

The property offers quality finishes throughout, gas central heating and double glazing.

To the front there is a driveway offering parking and an area laid to lawn.

To the rear the delightfully enclosed garden offers a decked area leading from the dining kitchen.

Chipped and area laid to lawn. Timber shed.

The large insulated summer house.





- Immaculately presented detached villa offering open rural views
- Hallway
- 3 Public rooms
- 3 Bedrooms (two en suite)
- Dining kitchen
- Utility room
- W.C. & Family bathroom
- Gas central heating
- Driveway parking and garden grounds to the front
- Enclosed South Facing garden grounds to the rear with large Summerhouse

## INCLUDED

Mains water, drainage, gas and electricity

## SERVICES

All fitted carpets and floor coverings.

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND E**

**EPC RATING: C**

**FLOOR AREA: 2002.00 SQ FT**













## Room Sizes

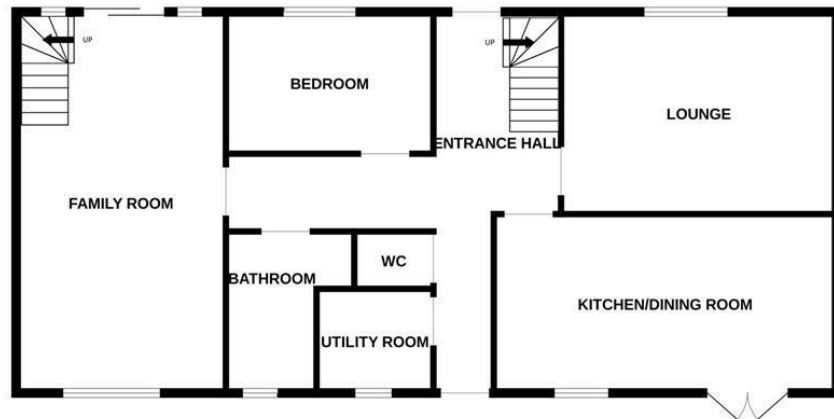
*Approximate measurements*

Lounge	12'4" x 16'11"
W.C.	4'7" x 3'6"
Utility	6'11" x 6'4"
Kitchen	21'0" x 10'3"
Bedroom 1	12'8" x 8'8"
Family bathroom	10'3" x 7'8"
Family room / Lounge	12'9" x 23'5"
Public room / Bedroom	12'9" x 15'7"
Bedroom	17'2" x 11'10"
En suite	5'6" x 5'6"
Master Bedroom	17'0" x 11'10"
En suite	6'2" x 6'2"

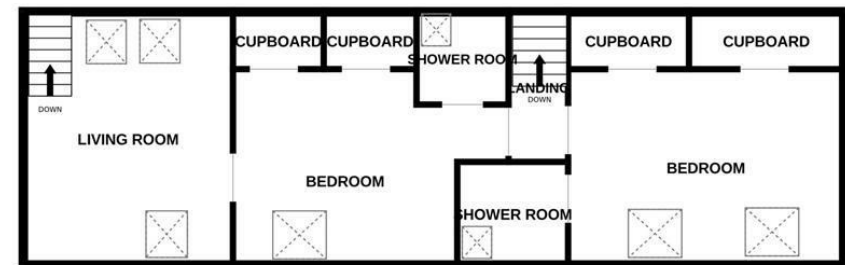




GROUND FLOOR



1ST FLOOR



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