



63 Lomond Crescent, Falkland, KY15 7AJ

Offers Over £115,000



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OFFERS OVER
£115,000

Number sixty-three is a spacious freshly presented, self-contained upper flat which offers open views over the East Lomond to the front. The property is entered via a door to the side leading into the entrance staircase which leads to the hallway and offers a window to the side, storage cupboards and access to the attic space. The lounge has double windows to the front with views towards the East Lomond. Storage cupboard.

Bedroom two offers a window to the rear. The kitchen is fitted with white base and wall units, co ordinating worksurface, dark sink and drainer. Gas hob and electric oven. Fridge and washing machine which will be included in the marketing price. A window offers views to the front.

Bedroom one is fitted with two storage cupboards and a window to the rear.

The shower room is fitted with a W.C., wash hand basin and walk in shower cubicle with mixer shower. Opaque window.

The property is fitted with double glazing and gas central heating system which was installed in 2021.

To the side of the property there is off street driveway parking for up to three vehicles. To the rear there are two sections of garden ground one laid to lawn and a further section beyond with timber garden shed. Shared drying green adjacent to.





- Freshly presented, self-contained upper flat with views towards the East Lothian
- Internal staircase
- Lounge with windows to the front
- Two double bedrooms
- Fitted kitchen
- Shower room
- Gas central heating
- Double glazing
- Driveway parking for three vehicles
- Area of garden ground and drying green

INCLUDED

All fitted carpets, fitted floor coverings, fridge and washing machine.

SERVICES

Mains water, drainage, gas and electricity

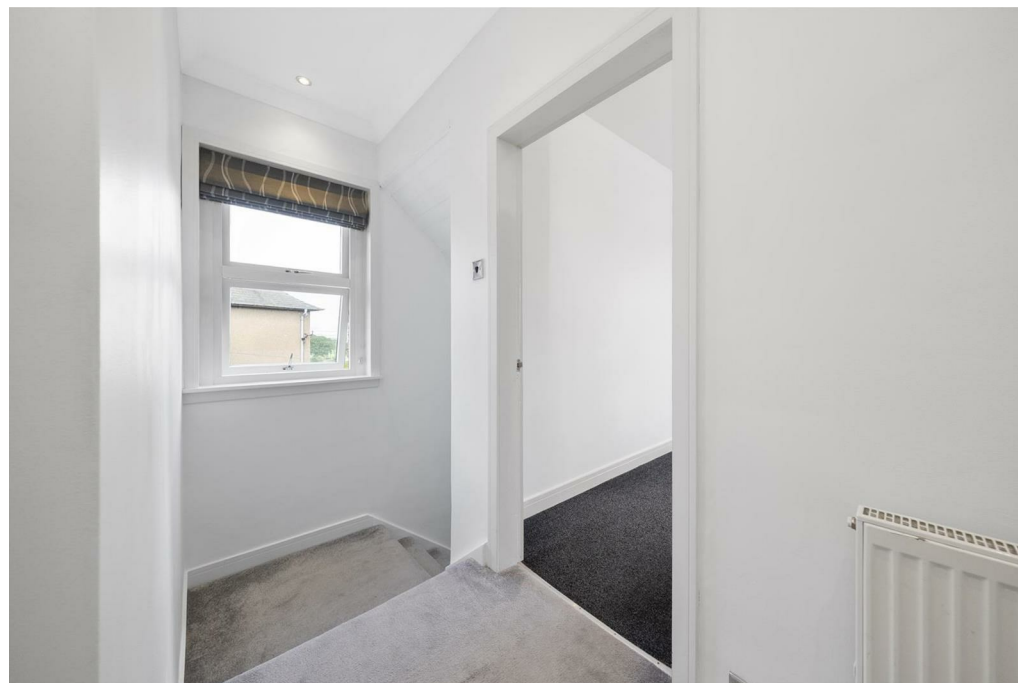
VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND A

EPC RATING: C

FLOOR AREA: 721.00 SQ FT







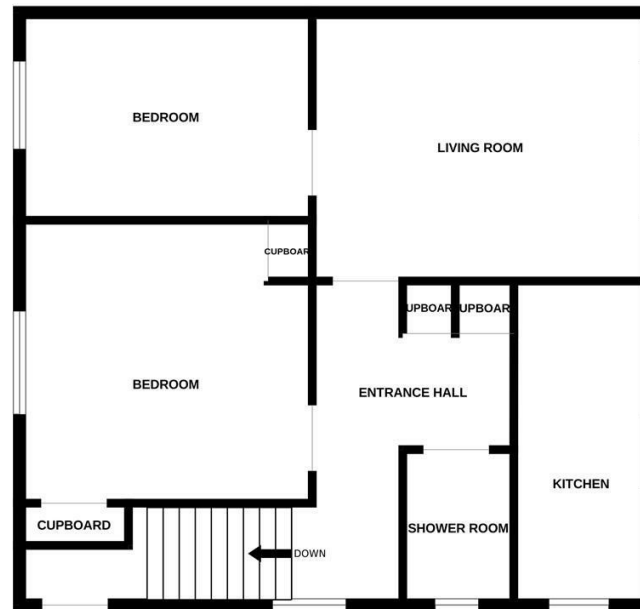
Room Sizes

Approximate measurements

Bedroom	13'2" x 9'4"
Bedroom	12'11" x 11'10"
Shower room	4'11" x 6'11"
Kitchen	6'1" x 11'9"
Living room	15'2" x 12'0"



FIRST 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 a guide only by prospective purchasers. 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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