



29 Bankton Park, Kingskettle, KY15 7PY

Offers Over £190,000



29 Bankton Park Kingskettle KY15 7PY

OFFERS OVER £190,000

Number twenty-nine is a delightful mid terraced cottage offering beautiful open rural views to the front over neighbouring farmlands and beyond. The village of Kingskettle offers Primary schooling, Bowling club, bars and restaurants. Bus services run through the village. The mainline railway station within nearby Ladybank offers connections to major cities.

The property is entered from the front via a glazed porch where a further door leads to the hallway. There access is gained via a hatch with a Ramsay type ladder to a partially floored attic which houses the central heating combi boiler. The lounge offers a double window to the front with splendid open views. Feature fireplace with gas fire (not tested) and timber surround. Bedroom one overlooks the open farmlands to the front and is fitted with a vanity unit with wash hand basin.

A door with glazed panes from the lounge leads into the kitchen which is fitted with traditional solid wood base, wall and display units. Stainless steel sink and drainer. Gas hob with extractor above and electric oven. All appliances will be included which are washing machine, dishwasher,

fridge freezer and microwave. Two windows overlook the rear garden.

The sunroom offers ample space to dine, double glazed windows and door to the rear. Feature recess display.

Bedroom two offers a double window to the front again with views over open farmlands and beyond.

The Shower room is fitted with a W.C., wash hand basin and shower cubicle with Mira electric shower.

The property benefits from gas central heating, all windows are double glazed, and a security alarm system is fitted within the property. To the front there is an area for parking for up to two vehicles.

The delightfully enclosed rear garden has areas laid to lawn, with well established borders with perennial plants and shrubs, as well as a patio area.

The gated driveway with parking leads to the detached garage with power and light.





- Delightful mid terraced cottage with open views to the front
- Entrance porch leading to hallway
- Lounge with feature gas fire
- Fitted kitchen with appliances
- Sunroom
- Two double bedrooms
- Shower room
- Gas central heating and Double glazing
- Delightful, enclosed garden to the rear
- Driveway parking leading to detached garage

INCLUDED

All fitted carpets, fitted floorAll fitted carpets, fitted floor coverings, washing machine, dishwasher, microwave and fridge- freezer. coverings, washing machine, dishwasher, microwave and fridge- freezer.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 775.00 SQ FT







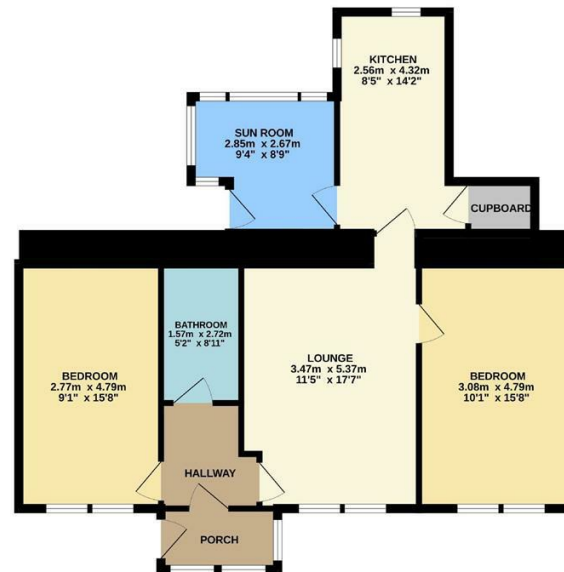
Room Sizes

Approximate measurements

Lounge	11'4" x 17'7"
Kitchen	8'4" x 14'2"
Sun room	9'4" x 8'9"
Bedroom 1	10'1" x 15'8"
Bedroom 2	9'1" x 15'8"
Shower room	5'1" x 8'11"



GROUND FLOOR
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA: 72.0 sq.m. (775 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their availability or efficiency can be given.
Made with Metaplan C2025



WWW.ROLLOS.CO.UK

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

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.