



**Lynshow, 37 Castle Park, Ceres, KY155NL**

Offers Over £155,000



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**OFFERS OVER  
£155,000**

Number thirty-seven is a delightful, freshly presented semi-detached villa that the current owner has upgraded and maintained throughout. Located within a quiet cul-de-sac in the popular village of Ceres, the property occupies an elevated position with views over the surrounding countryside.

Entry to the property is via the hallway which gives access to the accommodation.

The lounge features a large, front-facing window with upper hopper sections, storage cupboard and fitted display cabinets. Door leads through to the kitchen.

The kitchen is fitted with light base and wall units with co-ordinating worksurfaces, stainless steel sink and drainer. Electric oven, ceramic hob and extractor above. Integral dishwasher. Space for fridge freezer and washing machine. Ample space for dining. Windows overlook the rear garden with glazed door providing direct garden access.

A staircase within the entrance hallway leads to the upper landing, which benefits from a side-facing window.

Bedroom one is positioned to the front and

includes fitted mirrored wardrobe facilities. Access to the partially floored attic via a Ramsay-type ladder.

Bedroom two is positioned to the rear of the property and enjoys an open aspect. Well-proportioned for use as a small double, office or nursery.

The bright family bathroom is fitted with a modern suite, comprising WC, wash-hand basin set within a vanity unit and bath with thermostatic rainfall shower and separate handheld attachment. Contrasting black fittings. Rear-facing window provides natural light and ventilation.

The property offers gas central heating, including Hive, and double glazing.

Externally, the front garden is laid out for ease of maintenance with feature border and driveway offering off-street parking for two cars.

The south-west facing enclosed garden to the rear and side of the property enjoys an open aspect and abundant sun throughout the day. External access is available via a timber gate at the side of the property. T





- Delightfully presented semi-detached villa
- Occupying an elevated position at the end of a quiet cul-de-sac
- Popular village location
- Hallway
- Lounge
- Dining kitchen
- Two bedrooms
- Family bathroom
- Driveway parking
- South-west facing enclosed private garden to the rear and side

## 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

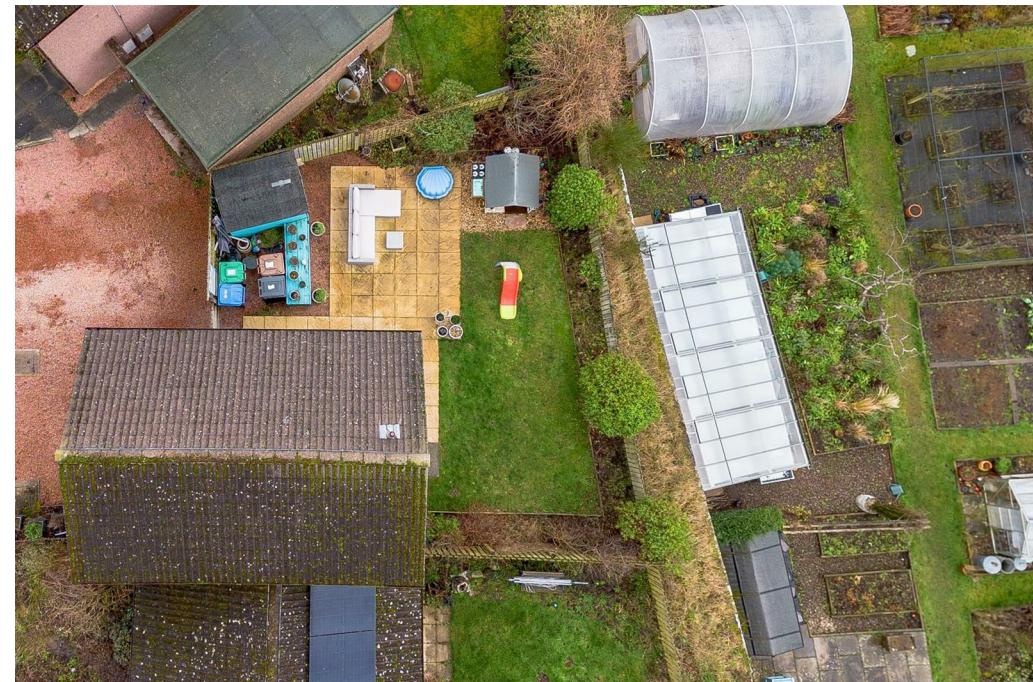
**COUNCIL TAX BAND C**

**EPC RATING: C**

**FLOOR AREA: 613.00 SQ FT**







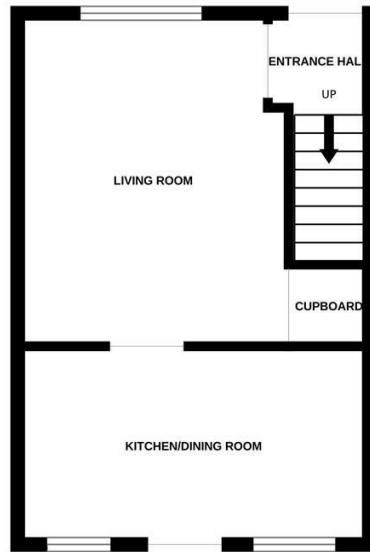
## Room Sizes

Approximate measurements

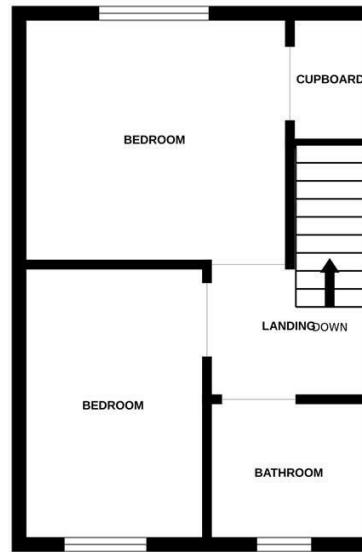
Living room	10'10" x 13'5"
Dining kitchen	14'1" x 8'0"
Bedroom	10'11" x 9'10"
Bedroom	7'4" x 11'1"
Bathroom	6'6" x 5'10"



GROUND FLOOR



1ST 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 planning purposes only and should be used as such by any prospective purchaser. 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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without any obligation.

Contact our Property Department  
at any of our offices.