



Bona Vista South Street, Falkland, KY15 7AT

Offers Over £285,000



Bona Vista South Street Falkland KY15 7AT

OFFERS OVER
£285,000

Bona vista is a spacious detached villa offering family accommodation and original features throughout with views towards the Lomond Hills from the upper level within the historic village of Falkland.

Falkland is a desirable, historic village which is situated at the foot of the East Lomond. The village offers many amenities including shops, restaurants, public houses, tearooms and Primary schooling. The historic Falkland Palace and its grounds are a short walk from the property. The property is entered from the front into the hallway with ornate plaster work which gives access to all accommodation.

The dining kitchen is fitted with wood base and wall units, white sink with drainer. Gas hob and electric oven. Space for appliances. Ample space to dine previously used as dining kitchen with living area. Window to the front and rear. A door leads into the large utility room plumbed for washing machine and WC and a further door leads to the rear garden.

The lounge features ornate ceiling rose and cornice, offers a window to the front and feature fireplace.

Bedroom on ground level and offers two windows to the rear.

The family bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower. Window to the rear.

A staircase from the hallway leads to the upper level where there are three bedrooms. Two with bay windows to the front (dual aspect with Velux windows to the rear, looking towards Falkland Palace) and one with Velux window to the rear.

There is gas central heating throughout and traditional timber sash and case single glazed windows to the rear, looking towards Falkland Palace. The delightful private, enclosed garden grounds are to the rear of the property are mainly laid to lawn with mature borders filled with a selection of trees (including productive pear tree) and shrubs. Timber shed.

A pathway to the side leads to the front where there is a small area of garden.





- Spacious detached villa within delightful gardens to the rear
- Entrance hallway
- Large dining kitchen through to utility
- Lounge
- Four bedrooms
- Family bathroom
- Gas central heating
- Single glazed timber sash and case windows
- Enclosed garden grounds to the rear
- Views towards the Lomond Hills to the front

INCLUDED

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: 1248.00 SQ FT







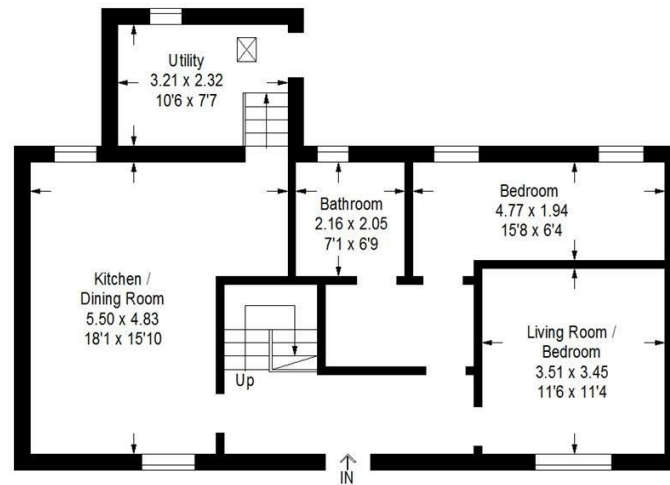
Room Sizes

Approximate measurements

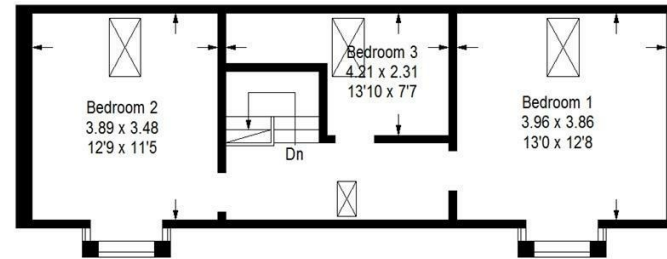
Kitchen / Dining room	18'0" x 15'10"
Utility	10'6" x 7'7"
Lounge	12'7" x 11'3"
Bedroom	15'7" x 8'6"
Bathroom	7'1" x 6'8"
Bedroom	12'9" x 11'5"
Bedroom	13'9" x 7'6"
Bedroom	12'11" x 12'7"



Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1210821 / Ref:90745)



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.