



33 Roselea Gardens, Ladybank - KY15 7NW

Cupar

Offers Over **£110,000**





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33 Roselea Gardens

Ladybank, Cupar

Well maintained upper maisonette with two double bedrooms, lounge/diner, fitted kitchen, modern shower room, parking, drying area, and external store. Move-in ready. Cul de sac location.

Council Tax band: B

Tenure: Freehold

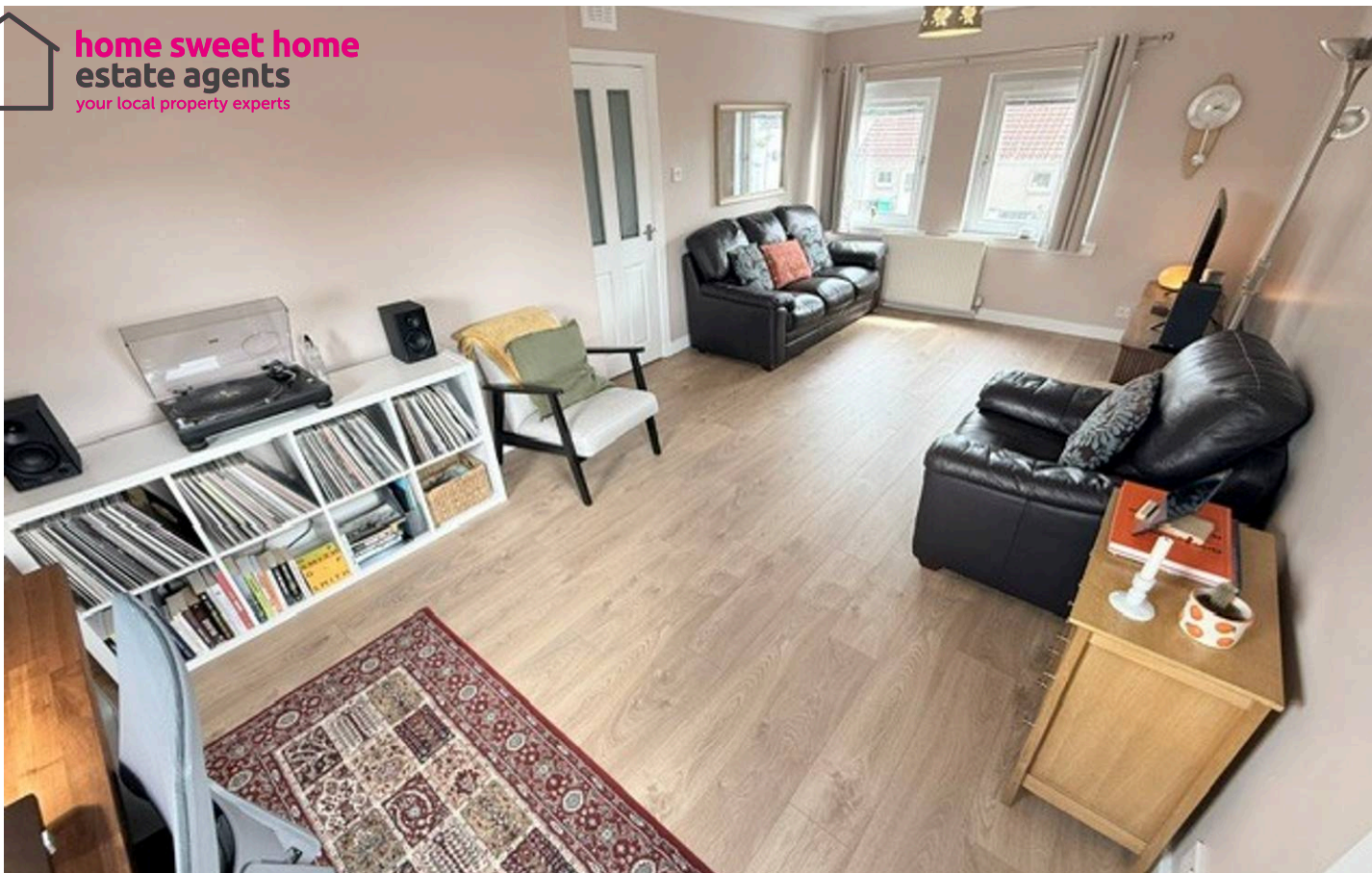
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFUL MAIN DOOR UPPER MAISONETTE
- TWO GENEROUS DOUBLE BEDROOMS
- SPACIOUS LOUNGE/ DINER
- FITTED KITCHEN & APPLIANCES
- MODERN SHOWER-ROOM/WC
- RESIDENTS OFF STREET PARKING
- DRYING AREA & STORE CELLAR
- DG- GCH - EPC C
- HOME REPORT £115,000
- PERFECT STARTER HOME



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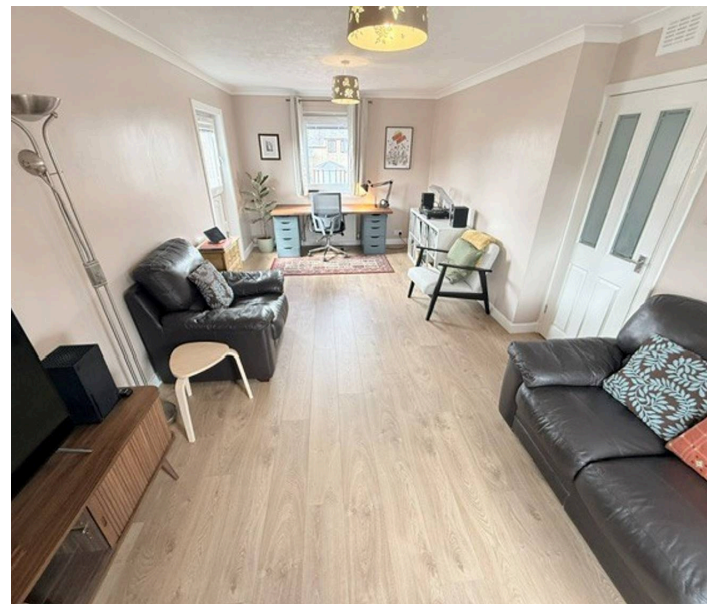


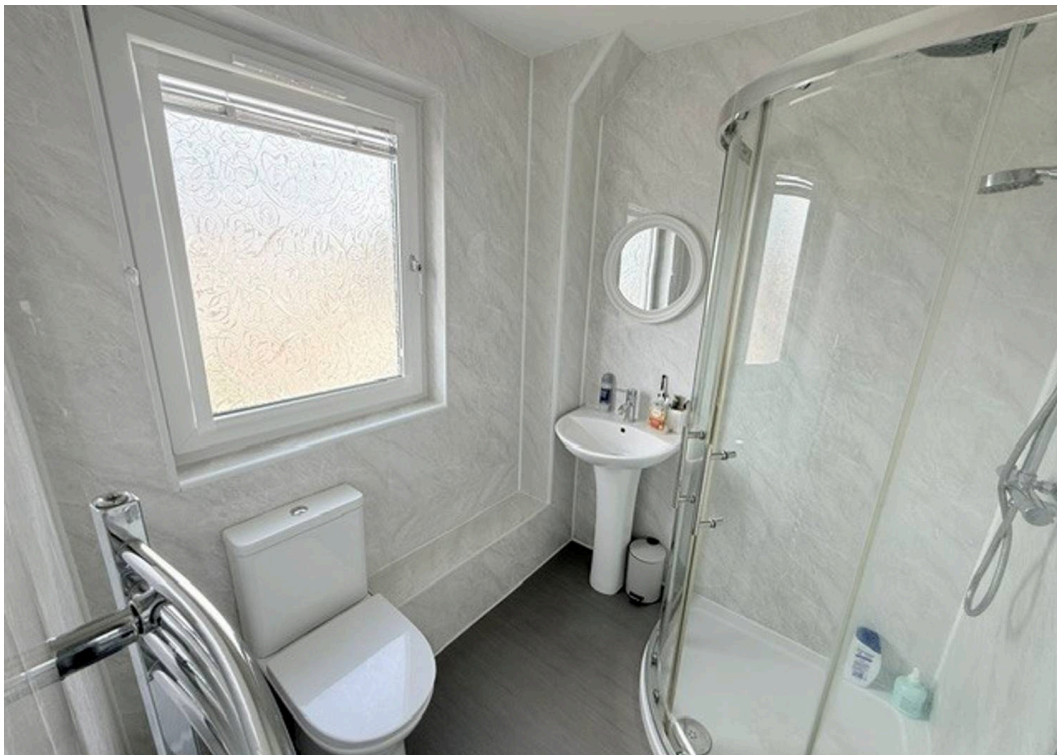
GARDEN

OFF STREET

2 Parking Spaces

Off street parking bays.



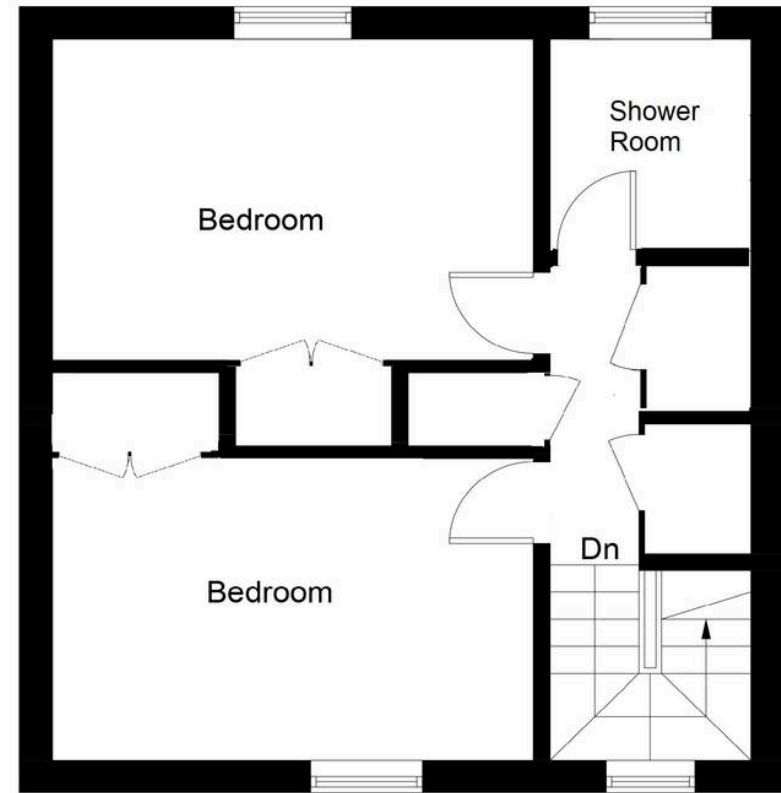


| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308842)