

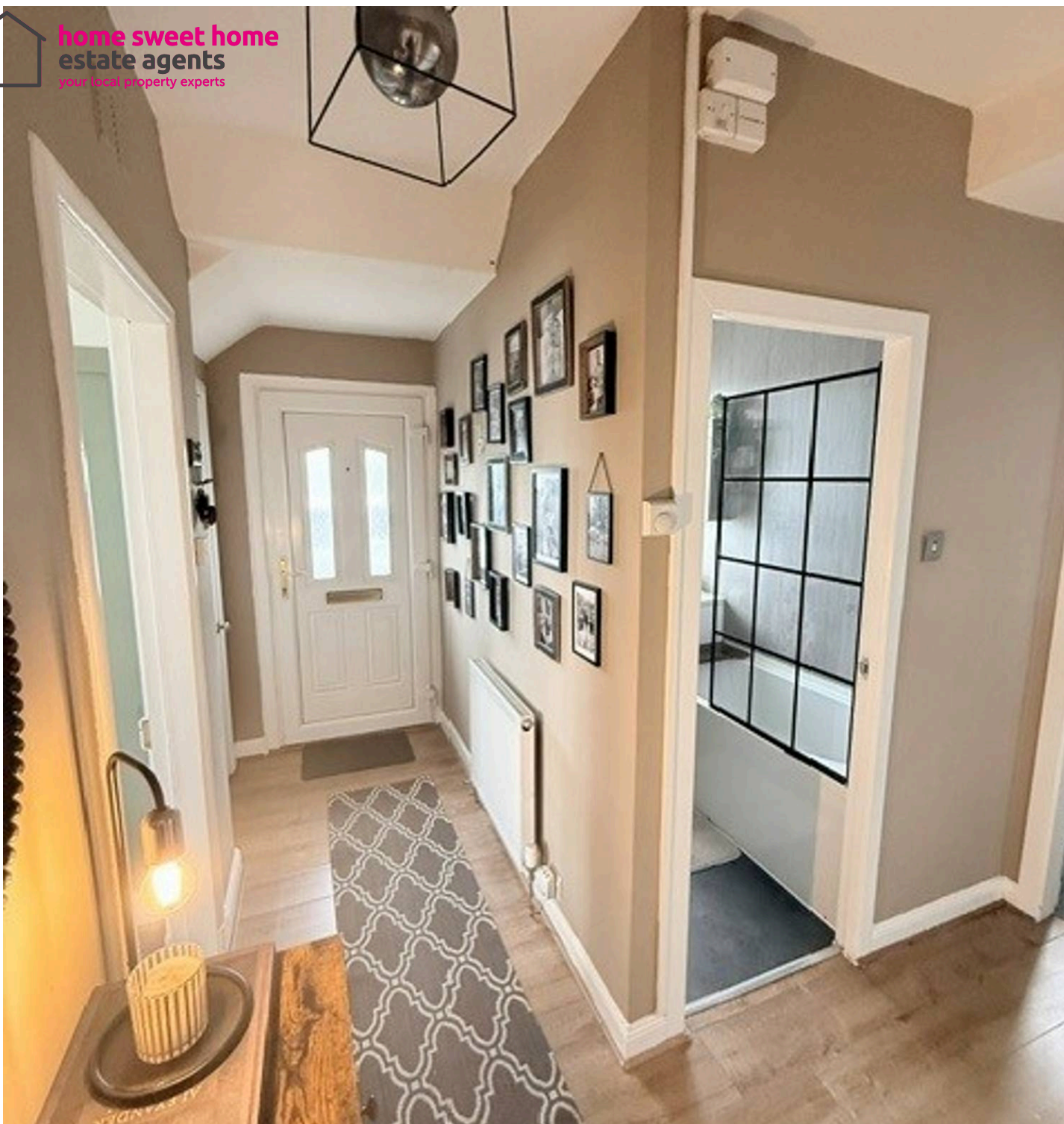


29 Lomond Crescent, Falkland - KY15 7AJ

Cupar

Offers Over £120,000





## 29 Lomond Crescent

Falkland, Cupar

New for sale a stunning & spacious Main door lower flat in superb location ideally suited to First Time Buyers or those looking for accommodation on the ground floor updated by the present owners. Award Winning Home Sweet Home Estate Agents Fife are delighted to present for sale a beautiful home comprising Welcoming Entrance Hall - Spacious Lounge - Two Double Bedrooms - Modern Fitted Kitchen - Modern Bathroom upgraded. Benefitting from DG- GCH - EPC C - HOME REPORT £125,000. Externally features large stone chipped driveway & generous fence enclosed 'L' shaped garden to rear enjoying uninterrupted countryside views. Viewing Highly recommended.

Council Tax band: A

Tenure: Freehold

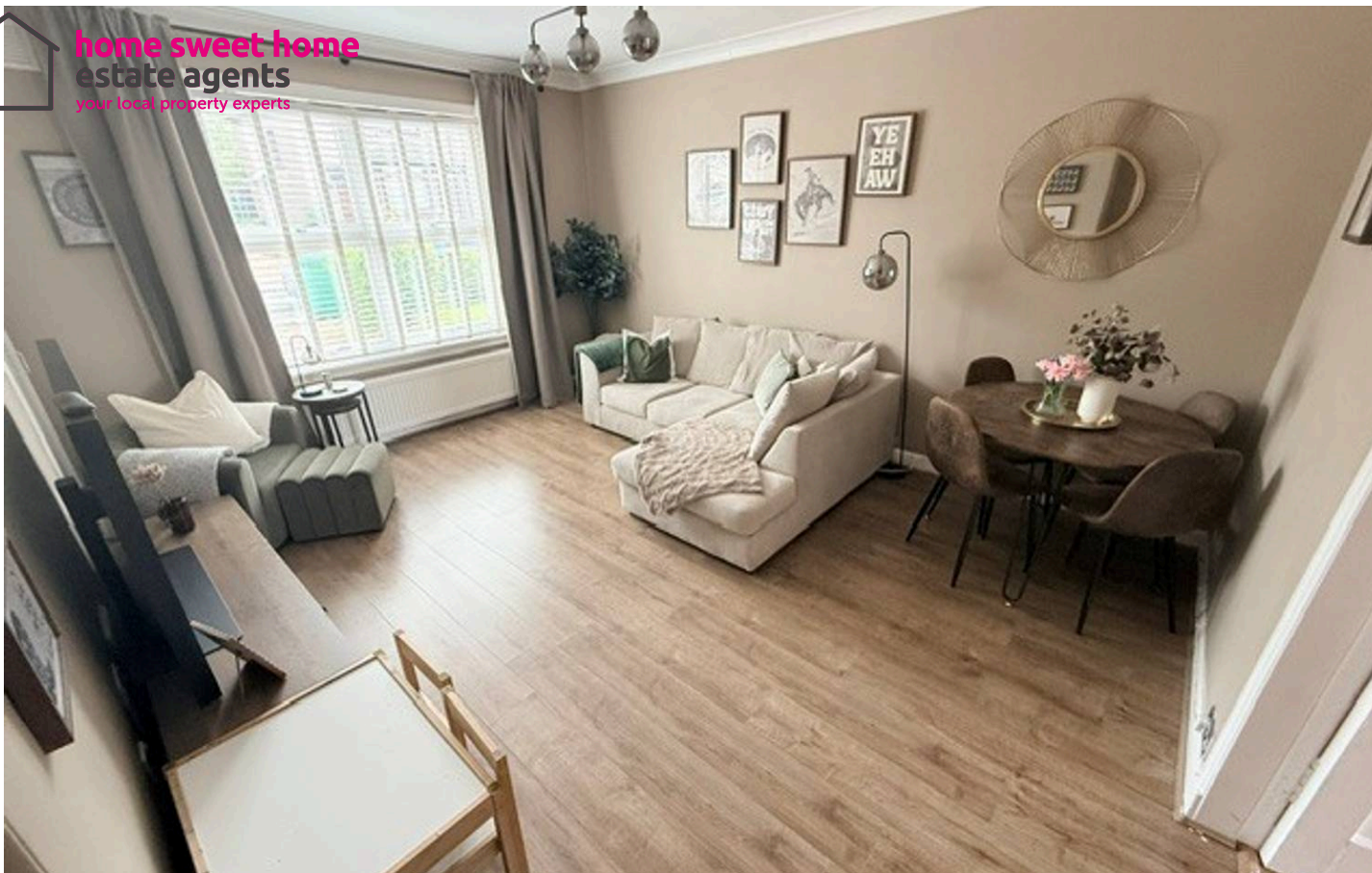
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFUL MAIN DR GROUND FLOOR FLAT
- LARGE DRIVE & ENCLOSED GARDEN WITH VIEWS
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- MODERN UPDATED BATHROOM/WC
- DG- GCH - EPC C - HOME REPORT £125,000
- VIEWING HIGHLY RECOMMENDED



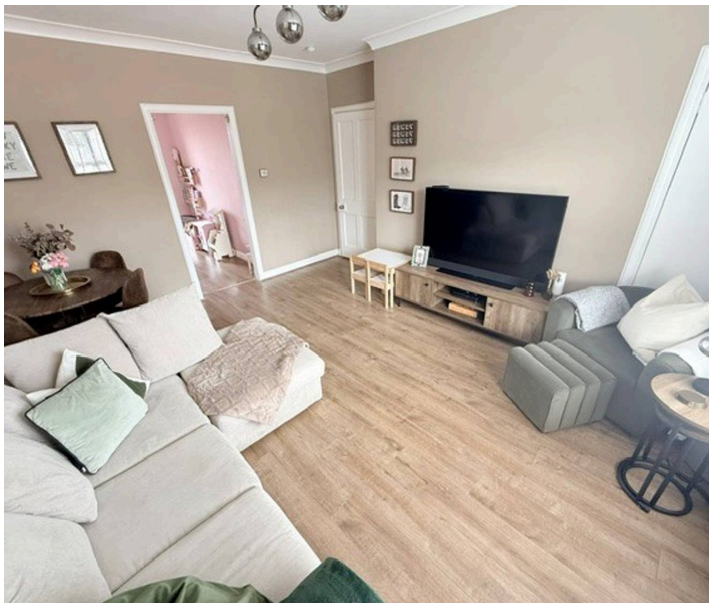
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**GARDEN**


**OFF STREET**

**3 Parking Spaces**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		<b>69</b>	<b>72</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		<b>74</b>	<b>78</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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