



20 Monkstown, Ladybank, KY15 7JX

Offers Over £325,000



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****CLOSING DATE SET 17/6/26 @ NOON****

Number twenty is a spacious detached villa with detached garage, storage and living accommodation above with living space and shower room.

The property is entered into the hallway which gives access to all accommodation.

The master bedroom offers a window to the front, wardrobe facilities and a door leads into the en suite which is fitted with a W.C. and wash hand basin set within vanity unit. Shower cubicle with mixer shower. Bedroom two offers a window to the front and fireplace with surround. Bedroom three offers a window to the rear.

The bathroom is fitted with a W.C. & wash hand basin set within vanity unit and shelving. Bath with over bath electric shower.

The kitchen is fitted with wood base and wall units, co ordinating work surface and stainless steel sink and drainer. Eye level double oven and grill. Gas hob with extractor above. Space for washing machine, tumble dryer, dish washer and fridge freezer. Small utility area with door leading to the side.

The kitchen opens onto Open plan dining area

with an feature fireplace. Doors lead through to the lounge which offers windows to the side and arch window to the rear with fireplace and surround. A door leads through to the sun porch which is glazed with Perspex roof and doors leads to the rear garden.

From the main hallway a staircase leads to the upper level landing with Velux and large storage cupboard.

Bedroom four offers two Velux windows and storage.

The annex to rear offers self contained living / bed sit accommodation on the upper level with kitchen area, wardrobe / storage facilities, panel electric heating and a shower room with W.C., wash hand basin and shower cubicle with electric shower. Views towards the Lomnd Hills.

There is a double-garage accessed via extra width roller shutter.

W.C. with wash hand basin and separate storage area.

To the front there is monblocked parking for two vehicles. The garden to the rear is laid to lawn with mature trees.





- **** CLOSING DATE SET FOR 17/6/26 @NOON****
- Detached villa with separate annex to the rear
- Lounge
- Kitchen / Dining area
- Sun room
- Four bedrooms one en suite
- Bathroom
- Detached garage and store and living accommodation above
- Monoblocked driveway for two vehicles
- Garden grounds to the rear

INCLUDED

Mains water, drainage, gas and electricity.

SERVICES

All fitted carpets, fitted floor coverings are included on the marketing price.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND D

EPC RATING: D

FLOOR AREA: 1528.00 SQ FT







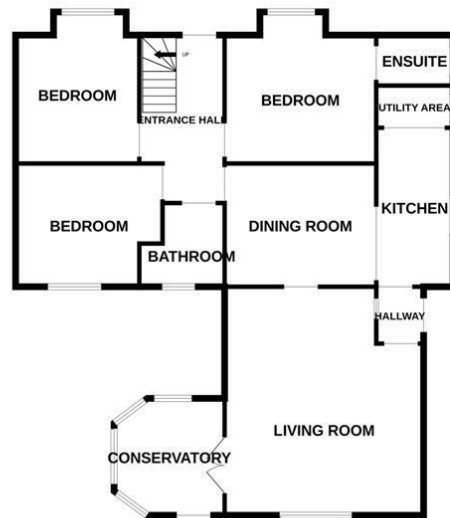
Room Sizes

Approximate measurements

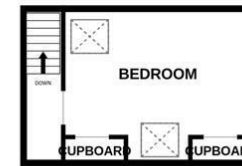
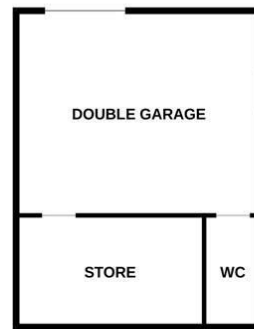
Lounge	18'2" x 21'2"
Conservatory	10'1" x 8'7"
Dining room	13'4" x 10'5"
Kitchen	17'8" x 7'1"
Master bedroom	13'1" x 14'11"
En suite	6'9" x 4'4"
Bedroom 2	10'9" x 13'5"
Bedroom 3	13'1" x 11'9"
Bedroom 4	13'9" x 15'2"
Bathroom	7'2" x 7'2"
Annex main area	21'3" x 21'9"
Shower room	7'7" x 7'10"
Garage	21'6" x 18'1"
W.C.	9'6" x 4'4"
Store	9'6" x 16'7"



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

Contact our Property Department at any of our offices.