ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes



34 Main Street, Ceres, KY15 5NA

Offers Over £165,000



34 Main Street
Ceres
KY15 5NA

OFFERS OVER

£165,000

Number thirty-four is a spacious end terraced villa which borders the village green and park. Ceres is a popular offers Nursery and Primary Schooling. Public house, local shop and coffee shop. An excellent bus service runs through the village with connections to St Andrews, Cupar and Leven.

The property is entered into the entrance hallway which offers storage facilities.

A door leads into the lounge which offers double windows to the front and double doors lead into the conservatory which is fully glazed with Perspex room and French Doors lead to the rear garden.

A door from the conservatory and lounge leads into the kitchen which is fitted with light bas and wall units, wood effect work surfaces and stainless-steel sink and drainer. Electric oven, gas hob with extractor above. Space for appliances.

A staircase from the hallway leads to the upper level.

There two double bedrooms on the upper level one with a window to the front and the other with a window to the rear.

Study / Nursery with high level window to the front.

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

Externally the property offers an enclosed, low maintenance area of garden which is laid out with chips and paved area.







- Spacious End Terraced Villa within the popular village of Ceres
- Entrance hallway
- Lounge
- Conservatory
- Fitted kitchen
- Two double bedrooms
- Office / Nursery
- Bathroom
- Gas central heating & Double glazing
- Easy to maintain garden to the rear

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B
EPC RATING: E
FLOOR AREA: 893.00 SQ FT

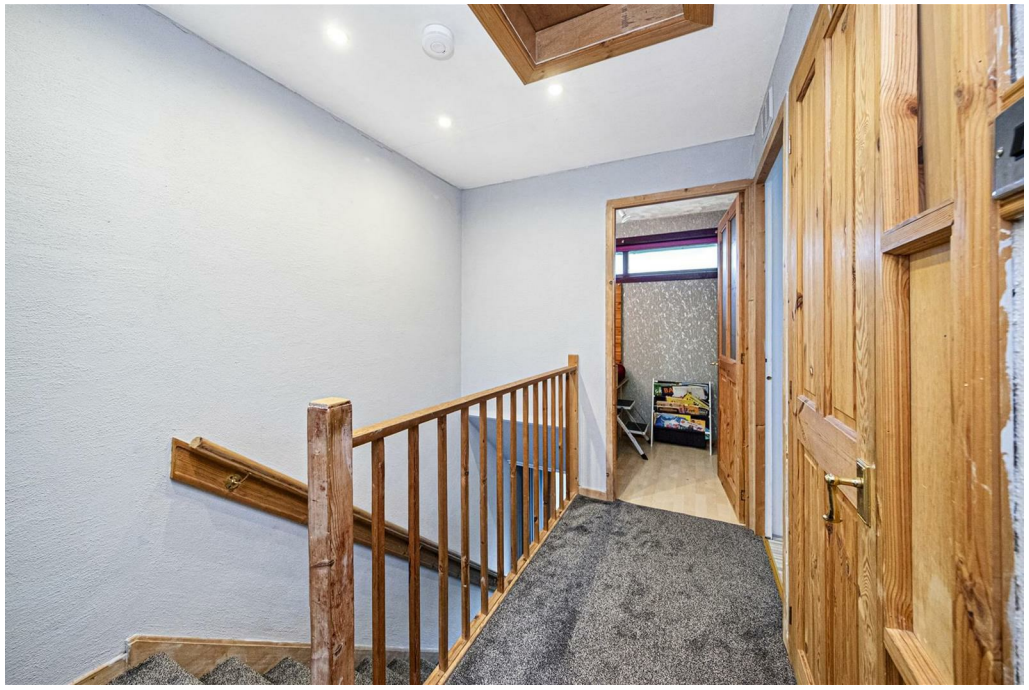














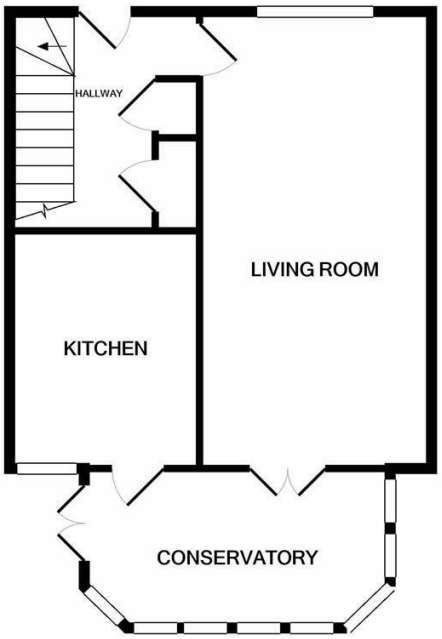
Room Sizes

Approximate measurements

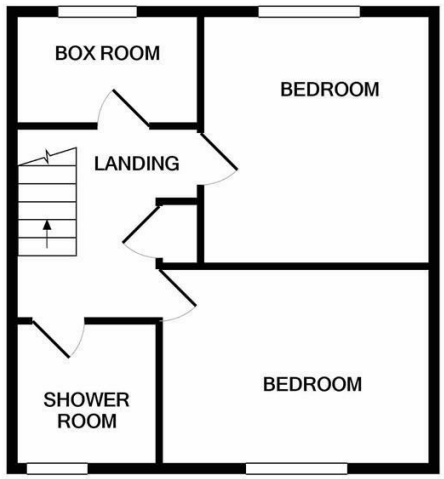
Lounge	10'4" x 20'4"
Conservatory	10'3" x 8'7"
Kitchen	8'5" x 10'5"
Bedroom	10'5" x 11'4"
Bedroom	12'4" x 9'1"
Box room	8'6" x 5'1"
Bathroom	6'5" x 5'6"







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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without any obligation.

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at any of our offices.

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