



1 Walton Park, Craigrothie, KY15 5QE
Offers Over £185,000



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£185,000

The lounge offers a large window to the front, electric fire with hearth and surround. A door leads into the kitchen which is fitted with wood base, wall and display units. Co ordinating worksurfaces and stainless-steel sink and drainer. Slot in electric cooker. Dishwasher and fridge which will be included. The utility is fitted with wood base and wall units stainless steel sink and drainer. Washing machine, tumble dryer and freezer which will be included. A door leads to the rear.

Steps lead down from the kitchen to the large, bright conservatory which is glazed and French doors lead to the rear garden.

The bathroom is fitted with a corner bath, W.C. and wash hand basin. Opaque window. A staircase from the hallway leads to the upper level.

Bedroom one offers a window to the front. Mirrored wardrobe facilities along two walls with further storage above bed.

Bedroom two offers a window to the rear. Storage facilities to the side and above beds.

The office offers a window to the side. A door gives access to the shower room which offers a

double shower cubicle with electric shower. W.C. and wash hand basin.

A further staircase leads to the large attic room with Velux window and storage.

The property offers Air Source heating and all windows are double glazed.

To the front the property offers an area laid to lawn and driveway parking for several vehicles. Storage area to the side and carport with further storage area beyond with power and light. A door gives access to the rear garden.

The delightful garden is enclosed and offers several quiet seating areas. Paved patio area. Area laid to lawn. Greenhouse and summerhouse.





- Spacious Semi-Detached villa with good sized garden grounds
- Entrance hallway
- Lounge & Conservatory
- Kitchen & Utility room
- Family bathroom
- Two bedrooms & Attic bedroom
- Office leading to shower room
- Air source heating & Double glazing
- Off street parking leading to carport
- Good sized garden grounds to the rear

INCLUDED

All fitted carpets, fitted floor coverings, slot in cooker, fridge, freezer, dishwasher, washing machine, blinds and curtains.

SERVICES

Mains water, drainage, gas and electricity

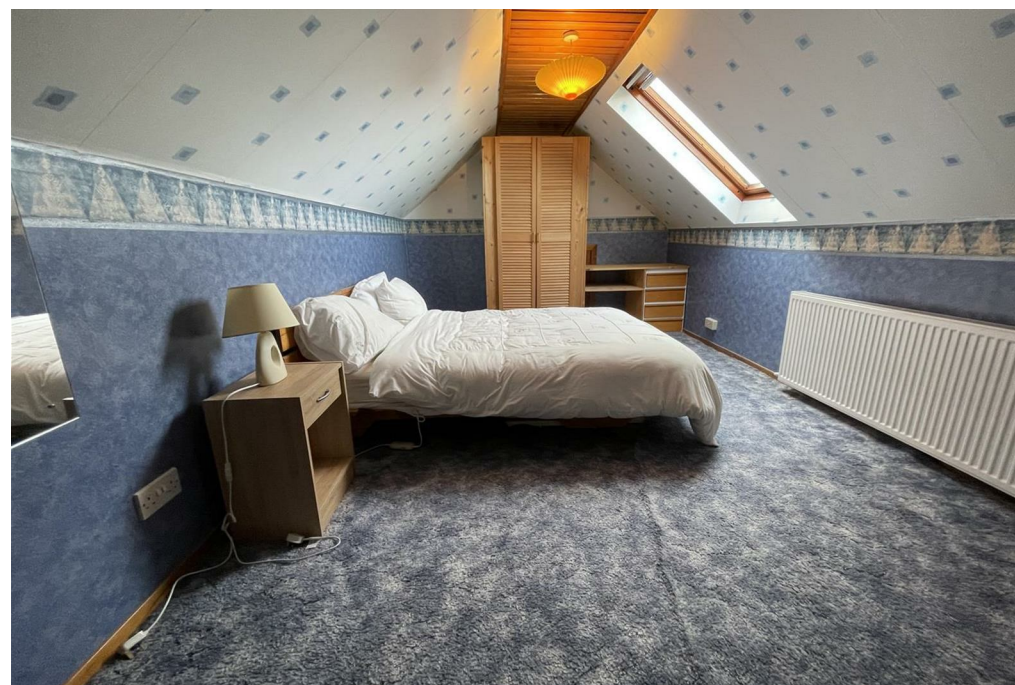
VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 1087.00 SQ FT







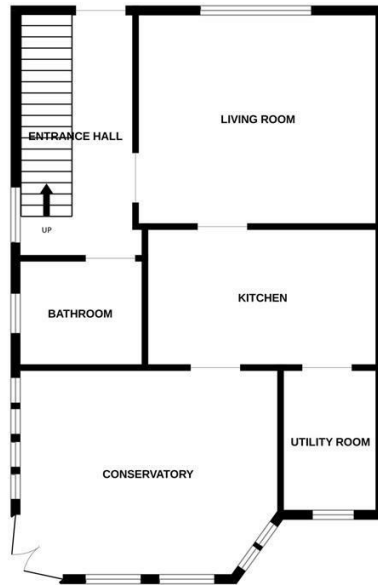
Room Sizes

Approximate measurements

Lounge	13'6" x 12'8"
Kitchen	13'8" x 8'3"
Utility	8'9" x 5'11"
Bathroom	5'6" x 6'11"
Conservatory	13'11" x 12'5"
Bedroom	10'0" x 11'11"
Office	6'8" x 6'1"
Shower room	6'7" x 3'11"
Bedroom 2	10'1" x 11'0"
Bedroom 3 (Attic)	18'11" x 9'9"



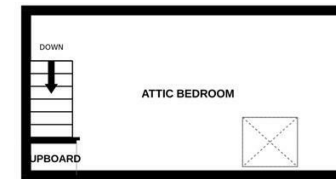
GROUND FLOOR



1ST FLOOR



2ND 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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