



14 Bankton Park, Kingskettle, KY15 7PY

Offers Over £300,000







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## OFFERS OVER £300,000

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Number fourteen is a deceptively spacious cottage which has been extended and offers open views to the front over open countryside towards to Lomond Hills.

The lounge is fitted with a wood burning stove with concrete timber replica mantle and hearth. Window to the front offering open views.

The double bedroom on the ground level offers a window and door to the family bathroom.

The Family bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower. Opaque window to the rear. The bathroom can be accessed from the downstairs bedroom or a door from the hallway (Jack and Jill).

The spacious family dining kitchen offers a seating and dining area with French doors to the rear garden. The kitchen is fitted with base and wall units, dark sink and drainer. Breakfast bar area. Five ringed gas hob and electric eye level oven and microwave oven. Integral dishwasher, fridge and freezer. Large larder offering excellent storage. Windows to the front and side.

The utility is fitted with white base and wall units. Washing machine and tumble dryer. Door to the rear garden.

A door from the utility leads to the W.C. which is fitted with a wash hand basin and W.C. Opaque window to the side.

A staircase from the hallway leads to the upper level.

The master bedroom offers a window to the rear. A door leads into the en suite which is fitted with a corner shower cubicle, mixer shower, W.C. and wash hand basin.

Bedroom two offers a window to the rear and fitted mirrored wardrobe facilities.

Bedroom three offer a window to the side and storage into the eaves.

To the front there is on street parking for two vehicles

The garden is fully enclosed and mainly laid to lawn with a paved patio area and raised beds. Raised decked area with hot tub. Large timber shed offering power and light.

A pathway gives pedestrian access to the side.







- Deceptively spacious extended cottage
- Views over open Farmlands to the front
- Entrance hallway
- Lounge with wood burning stove
- Large open plan Kitchen/Family/Dining Room & Utility
- Family bathroom & W.C.
- 4 Bedrooms - Master bedroom en suite
- Gas central heating, Double glazing & Solar panels and Battery storage
- Area of parking to the front for two vehicles
- Delightful enclosed garden to the rear

## INCLUDED

All fitted carpets, fitted floor coverings, integral appliances. Other items will be available by separate negotiation.

## SERVICES

Mains water, drainage, solar panels and battery storage, gas and electricity

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND C**

**EPC RATING: C**

**FLOOR AREA: 1700.00 SQ FT**













## Room Sizes

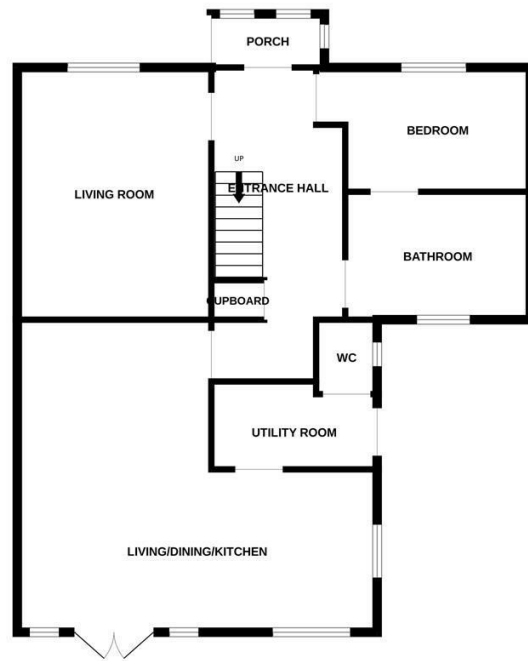
*Approximate measurements*

|                                |                |
|--------------------------------|----------------|
| Lounge                         | 16'8" x 11'5"  |
| Bedroom 1 - Ground Level       | 7'8" x 11'11"  |
| Kitchen / Dining / Family room | 22'11" x 19'8" |
| Utility                        | 5'5" x 10'0"   |
| W.C.                           | 2'7" x 5'4"    |
| Master bedroom                 | 11'1" x 15'3"  |
| En suite                       | 4'6" x 7'8"    |
| Bedroom 2                      | 9'11" x 8'4"   |
| Bedroom 3                      | 10'1" x 12'6"  |

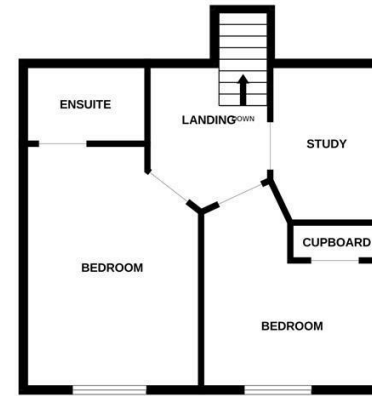




GROUND FLOOR



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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