ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes

An Sealladh, Baintown, By Leven, KY8 5SJ

Offers Over £380,000

An Sealladh, Baintown
By Leven
KY8 5SJ

OFFERS OVER
£380,000

Rollos are delighted to bring to the market An Sealladh which is a delightful detached bungalow set within approx. ½ an acre of stunning garden grounds and offering views towards the Firth of Forth and beyond.
The entrance vestibule leads into the hallway offering storage facilities and access to the floored attic space.
The lounge offers a log burning stove, French doors leading to and window overlooking the garden grounds to the rear. A door from the lounge leads into the fully glazed conservatory.
The dining room offers windows to the rear and a door leads to the kitchen. The kitchen is fitted with a selection of base and wall units, sink and drainer. Eye level double oven, induction hob and microwave. Integral fridge and freezer. Ample space to dine. Window to the rear. The utility room offers space for appliances, stainless steel sink and drainer. Storage. Window to the front and door to the side.
The master bedroom offers excellent wardrobe facilities, window to the side and rear, door to the en suite fitted with W.C., wash hand basin and double shower cubicle.
Bedroom two offers a window to the front and bedroom three offers a window to the rear.
The family bathroom is fitted with a W.C., wash hand basin and bath. The shower room is fitted with a w.c., wash hand basin and corner shower cubicle.
Externally there is an office / studio, carport and storage shed. Basement storage with power, light, W.C. and wash hand basin.
An Sealladh is set within extensive garden grounds filled with a selection of mature plants, trees and shrubs.
To the front there is off street parking for up to 11 vehicles, car charging point and detached double garage.
Adjacent to the property is the Wind Turbine and within the garden grounds there are 21 solar panels.

- Delightful detached bungalow set within approx. half an acre of garden grounds with views towards the Firth of Forth
- Vestibule & Hallway
- 3 Public rooms
- 3 Bedrooms (one en suite)
- Dining kitchen & Utility
- Family bathroom & Shower room
- Under floor heating throughout and Air Source heating
- Solar Panels and Wind Turbine
- Extensive mature garden grounds
- Garage and parking for several vehicles

INCLUDED

Mains water, drainage, electricity, car charging point, air source heating, under floor heating, Wind turbine and Solar panels.

SERVICES

All fitted floor coverings, integral appliances.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

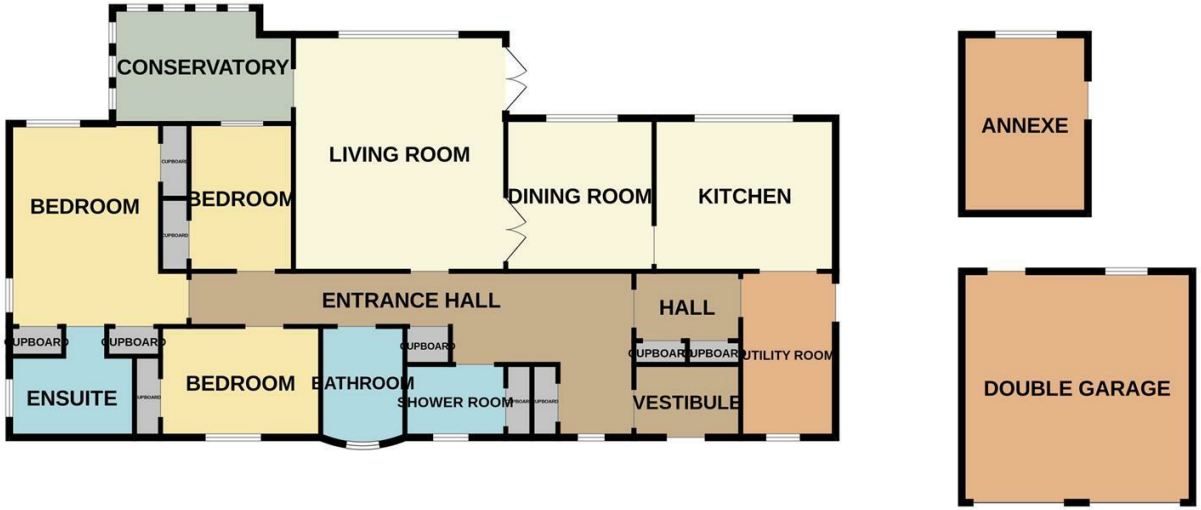
COUNCIL TAX BAND
EPC RATING: C
FLOOR AREA: 1743.00 SQ FT

Room Sizes

Approximate measurements

Vestibule	8'4" x 4'2"
Utility	9'1" x 11'0"
Kitchen	14'0" x 11'9"
Dining room	11'6" x 11'8"
Lounge	16'8" x 18'8"
Conservatory	11'5" x 8'10"
Master bedroom	11'10" x 15'10"
En suite	10'0" x 5'4"
Bedroom 2	12'2" x 7'8"
Bedroom 3	9'9" x 12'0"
Bathroom	6'6" x 11'5"
Shower room	7'8" x 5'7"
Annexx	9'10" x 14'0"
Garage	18'0" x 18'0"

GROUND 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.

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