



25 Laurel Brae, Springfield, KY15 5AD

Offers Over £275,000



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Number twenty five is an immaculate detached villa which is presented in move in condition with new carpeting throughout, situated within a desirable Estate on the edge of the village.

The property is entered into the entrance hallway with storage cupboard.

The lounge offers a window to the front and feature Bay window to the side. Walkin under stair storage cupboard.

The bright dining kitchen is fitted with light base and wall units, stainless steel sink and drainer.

Gas hob with extractor above and eye level oven. Integral dishwasher. Window to the rear and French doors give access to the rear garden.

Ample space to done.

A door from the kitchen leads into the utility area which offers base and wall units. A door leads into the W.C. which is fitted with a W.C., wash hand basin and opaque window to the rear.

A further door from the utility area leads to the integral garage.

From the hallway a staircase leads to the upper level.

Master bedroom with window to the front and fitted wardrobe facilities. Door leads into the en

suite which is fitted with a W.C., wash hand basin and shower cubicle with electric shower.

Opaque window.

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

Bedroom three offers a window to the front and storage cupboard.

The shower room is fitted with a W.C. and wash hand basin set within vanity storage unit and double walk-in shower cubicle with mixer shower. Opaque window.

Within the upper hallway there are two storage cupboards and access to the attic space.

To the front there is a monoblocked driveway which leads to the integral garage.

The garage is accessed via an electric door to the front. Door to the side and door into the utility area. The garage offers a utility area with sink and drainer, space and plumbing for washing machine which will be included.

The garden to the front and side is open plan and laid to lawn.

The enclosed garden to the rear is laid to lawn.

Timber shed.





- Immaculate Detached Villa
- Move in condition throughout
- Entrance hallway
- Lounge
- Dining Kitchen
- Utility area & W.C.
- Three bedrooms (one en suite)
- Family bathroom
- Integral garage
- Gardens to front, side and rear

INCLUDED

All fitted carpets, fitted floor coverings, integral appliances and washing machine.

SERVICES

Mains water, drainage, gas, electricity and alarm system.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND E

EPC RATING: C

FLOOR AREA: 1001.00 SQ FT







Room Sizes

Approximate measurements

Living room	14'9" x 13'11"
Kitchen	14'0" x 10'5"
Utility	4'7" x 5'5"
W.C.	4'1" x 6'5"
Bedroom	8'0" x 8'2"
Bedroom	8'6" x 10'11"
Bedroom	10'10" x 10'6"
En suite	7'10" x 3'4"
Shower room	7'1" x 5'11"
Garage	9'10" x 22'11"



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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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.