



18 Queens Gardens, Ladybank, KY15 7LP
Offers Over £110,000



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Number eighteen is a well presented, self-contained upper flat which is an ideal starter home or buy to let.

Located within the popular village location of Ladybank which offers a mainline railway station with connections to Perth, Dundee, Kirkcaldy and Edinburgh making this an ideal base for commuting. The village also offers shops, café, bar and Primary schooling.

The property is entered from a door on ground level where the internal staircase leads up to the accommodation.

The bright lounge offers two windows to the front.

A door from the lounge leads into bedroom two which offers a window to the rear.

The kitchen is fitted with grey base and wall units, co ordinating work surfaces, stainless steel sink and drainer. Electric oven and hob. Washing machine and fridge freezer. Two windows to the front.

Bedroom one offers a window to the rear and storage facilities.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower. Two

opaque windows. Storage cupboard.

Within the hallway there is one window filtering through natural light and access to the attic space. Externally there is a driveway to the side offering off street parking.

The garden to the rear is laid to lawn with a feature roundel seating area. Timber garage with double doors





- Freshley presented, self-contained upper flat
- Popular village location
- Internal staircase
- Lounge
- Fitted kitchen
- Two bedrooms
- Family bathroom
- Gas central heating & Double glazing
- Driveway parking
- Area of garden grounds laid to lawn

INCLUDED

All fitted carpets, fitted floor coverings, blinds, curtains, washing machine, fridge freezer and timber garage.

SERVICES

Mains water, drainage, gas and electricity

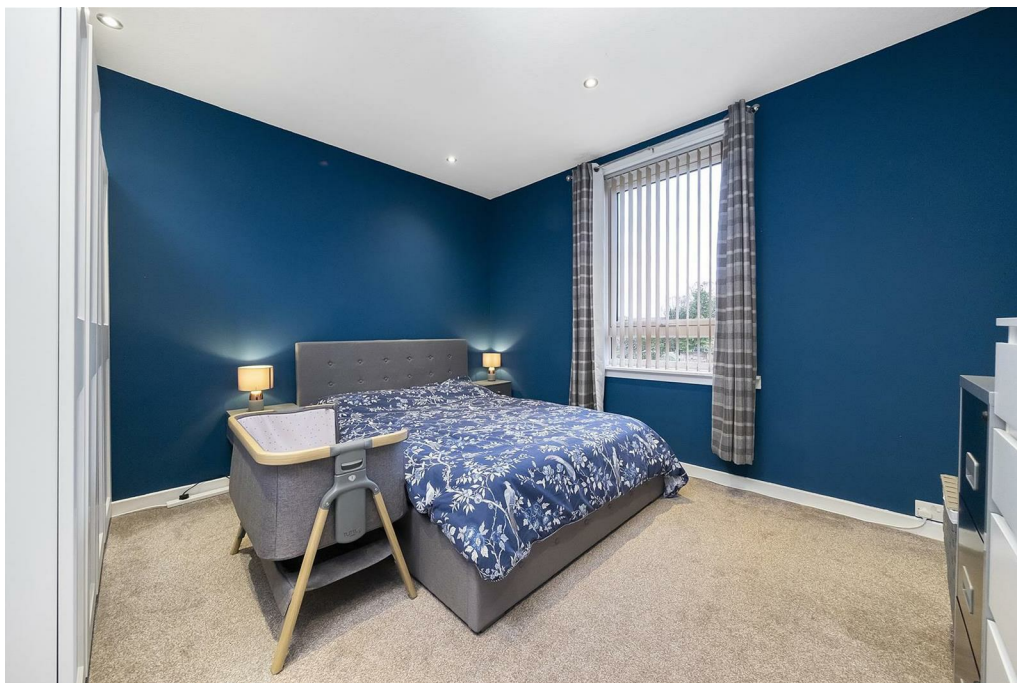
VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND A

EPC RATING: C

FLOOR AREA: 710.42 SQ FT



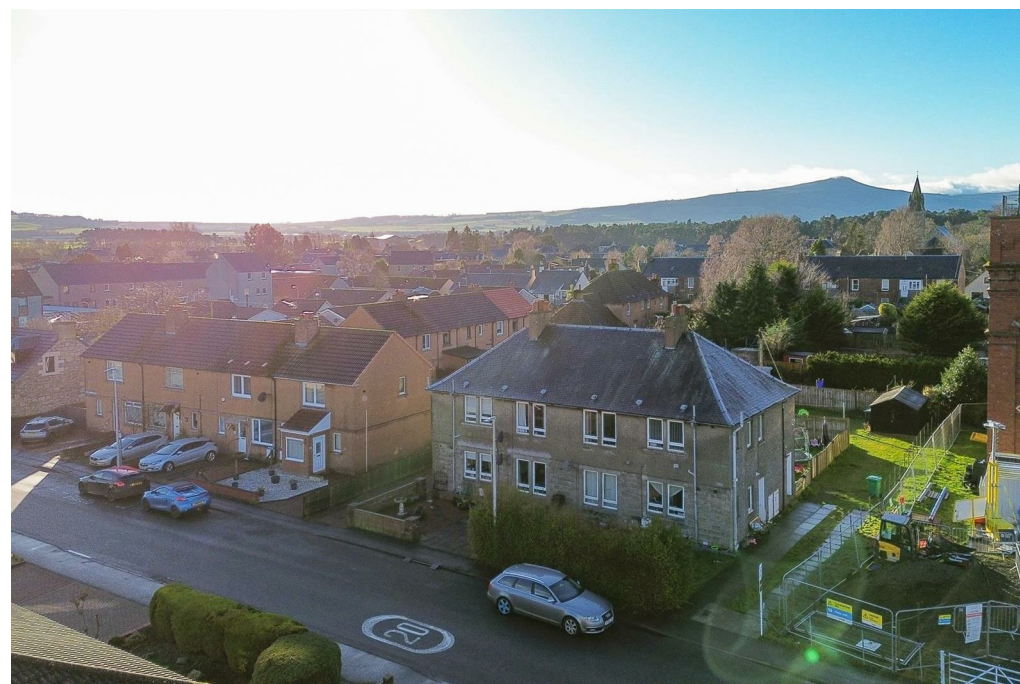




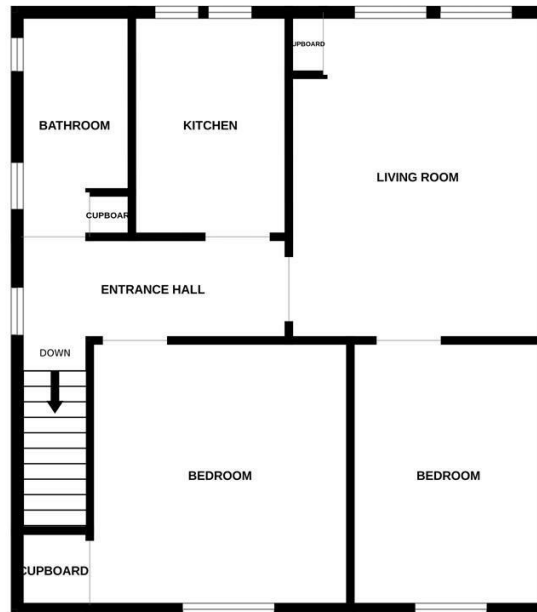
Room Sizes

Approximate measurements

Lounge	11'10" x 15'1"
Kitchen	7'2" x 10'5"
Bathroom	4'6" x 10'4"
Bedroom 1	12'7" x 13'1"
Bedroom 2	9'0" x 12'4"



FIRST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given to their operability or efficiency can be given.
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