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Haughfield Terrace, Kettlebridge
Offers over £139,995

Haughfield Terrace, Kettlebridge

Fantastic Bright & Spacious Family Home Boasting Driveway & Garage
Situated Within The Desirable Village of Kettlebridge!

Allan England's award winning team at first for homes are proud to welcome to the market this lovely 3-bed Semi-Detached Villa situated within the quiet Village of Kettlebridge. The spacious family home offers accommodation comprising on the ground floor: entrance porch, entrance hallway, family lounge, kitchen/diner, rear extension and bedroom 3. The upper level comprises: 2 further bedrooms and recently upgraded shower room. Benefits from a modern fitted boiler (approx. 2022). Externally, there are garden grounds to the front and side forming a 3-car driveway and generous rear gardens with larger-than-average garage with workshop space and outbuilding with power and lighting. Early viewing is essential to ensure you don't miss out!

HOME REPORT VALUE £145,000
EPC RATING C
COUNCIL TAX BAND C

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SITUATION - The charming Village of Kettlebridge and neighbouring Kingskettle lies at the side of the A914 road network providing easy access to all major towns and cities. The Village has a variety of shops, a nursery and primary school nearby and within just 2 miles of the property lies the Village of Ladybank which has a mainline Railway Station with commuting links direct to Edinburgh, Dundee, Perth, and most major cities.

INFORMATION - These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.





SITUATION - Kettlebridge

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

FAMILY LOUNGE

14'10" x 11'11" approx. (4.54m x 3.64m approx.)

KITCHEN / DINER

11'10" x 10'7" approx. (3.61m x 3.24m approx.)

EXTENSION

7'4" x 5'10" approx. (2.24m x 1.80m approx.)

BEDROOM 3

9'10" x 7'3" approx. (3m x 2.21m approx.)

UPPER LEVEL

BEDROOM 1

14'9" x 9'10" approx. (4.52m x 3.02m approx.)

BEDROOM 2

12'0" x 9'6" approx. (3.68m x 2.90m approx.)

SHOWER ROOM

6'6" x 6'2" approx. (2m x 1.89m approx.)

GARDEN GROUNDS

3-CAR DRIVEWAY

LARGER-THAN-AVERAGE GARAGE / WORKSHOP

21'5" x 12'3" approx. (6.54m x 3.74m approx.)

OUTBUILDING

10'11" x 6'9" approx. (3.35m x 2.06m approx.)

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first for trust



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