

innes johnston
PROPERTY

Hartrigg Main Road, Gateside - KY14 7SZ

Offers Over **£125,000**







Hartrigg Main Road

Gateside, Cupar

- Charming End Terraced Villa In Lovely Village Of Gateside
- Home Report Value Of £130,000
- Needs Modernisation
- Lounge, Kitchen, Bedroom & Bathroom on Ground Floor Level
- Utility Hall & Bedroom On Lower Floor Level
- Ground Floor Level Has Coal Fired Central Heating

Gateside is a charming semi-rural village situated in the heart of North-East Fife, offering a peaceful countryside setting whilst remaining conveniently positioned for access to a range of nearby towns and amenities. The village benefits from a strong sense of community and is surrounded by attractive open countryside, making it an ideal location for those seeking a quieter pace of life. Everyday amenities can be found in nearby Cupar, Glenrothes and Kinross, all of which provide an excellent selection of shops, supermarkets, cafes, leisure facilities and secondary schooling. Primary education is available within the local catchment area, and the surrounding countryside offers a wealth of opportunities for walking, cycling and outdoor pursuits. For commuters, Gateside is well placed with straightforward road links to Perth, Dundee, Glenrothes, Kirkcaldy and Edinburgh via the M90 motorway network. Railway stations at nearby Ladybank and Markinch provide regular services to Edinburgh, Dundee, Perth, Aberdeen and beyond.

Council Tax band: B & EER band: D



Entry
A pleasant entrance from the road level, via double glazed door into the entrance hallway. Doors to lounge, kitchen, bathroom and bedroom with stairs leading down to lower level. Cupboard housing the meters.

Lounge
A bright and welcoming public room located on the entrance level floor, the lounge enjoys views over the front of the property and provides an attractive focal point with an open fireplace. This comfortable living space offers excellent potential for enhancement and serves as the heart of the home.

Kitchen
Positioned with a window to the rear of the property, the kitchen is fitted with a range of units providing everyday storage and workspace. Offering scope for modernisation, the room provides an ideal opportunity for purchasers to create a kitchen tailored to their own style and requirements. Freestanding electric cooker, extractor fan and fridge may be included in the sale but no warranties are given.

Bedroom
A generously proportioned double bedroom, enjoying a pleasant outlook with windows to front and rear, offering ample space for freestanding furniture.



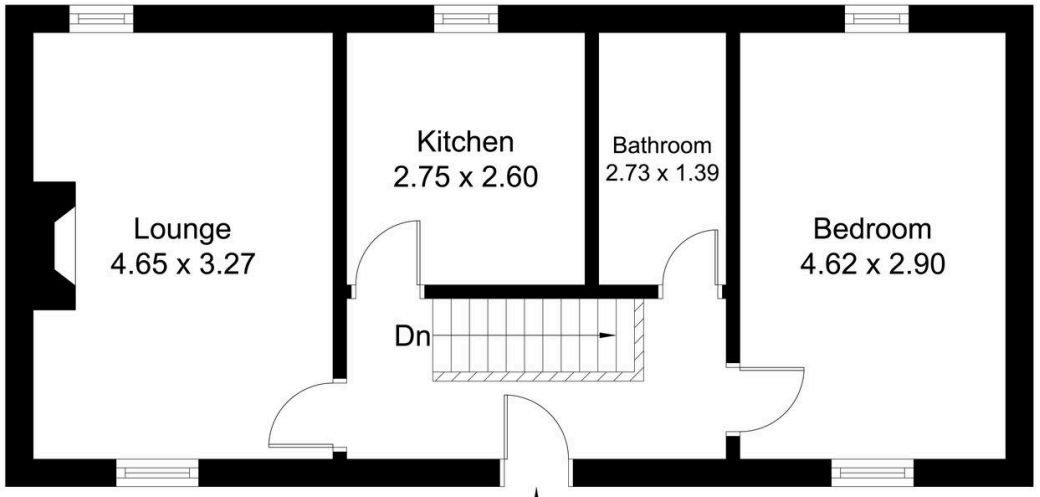
Bathroom
The bathroom is fitted with a bath, electric shower, a wash hand basin which is damaged and a toilet. The room serves the property's day-to-day needs while offering scope for future improvement.

Staircase To Lower Level
Staircase leading down to the lower level, providing access to the second bedroom, rear utility hall and cupboard.

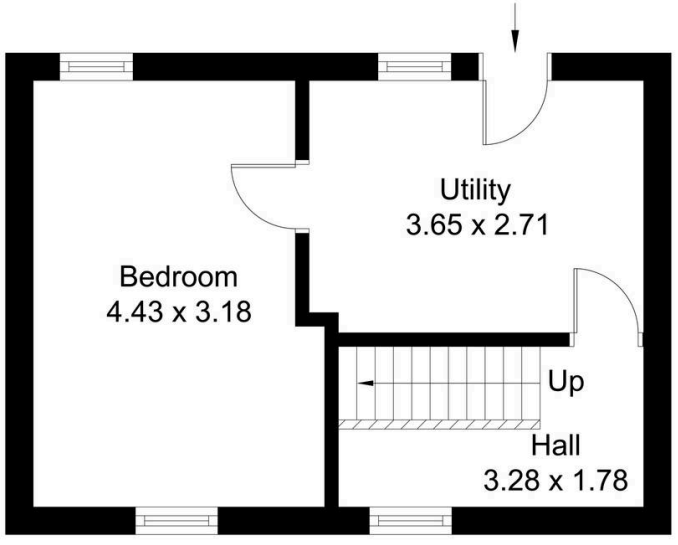
Lower Utility Hall
Located on the lower ground floor, this particularly useful space benefits from a Belfast-style sink and doors leading to the second bedroom and out to the rear garden. Another door leads to useful under-stair storage.

Bedroom
A spacious and versatile double bedroom benefiting from windows to both the front and rear, allowing for excellent levels of natural light. This flexible room could also lend itself to use as a home office, hobby room or occasional guest accommodation.

Heating, Glazing & Solar Panels
The property benefits from a solid fuel back boiler heating system to the ground floor level, serving radiators throughout this floor, together with six solar photovoltaic panels fitted to the front roof slope. Windows are of timber casement single, double or secondary glazed type.



Ground Floor



Lower Ground Floor



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