



7A Wemysshall Road, Ceres, KY15 5LX

Offers Over £365,000



**WILLIAM MORRIS**  
PRINT EXHIBITION  
EDINBURGH BOTANIC GARDENS  
MAY 10TH TO JUNE 8TH  
ADMISSION FREE

# 7A Wemysshall Road Ceres KY15 5LX

## OFFERS OVER £365,000

7A is an immaculately presented detached villa which is offered for sale in walk in condition throughout making this an ideal family home within this popular historic village location. The property is entered into the entrance vestibule where a further door leads into the hallway.

The lounge offers a feature log burning stove with hearth and timber mantle, two windows to the front and high-level window to the side. Double doors lead into the conservatory which is glazed, Perspex roof and door to the rear garden.

The kitchen is fitted with grey base and wall units, stainless steel sink and drainer, electric slot in induction cooker. Space for dishwasher.

Window to the rear garden. Door to the utility area which is fitted with stainless steel sink and drainer space for washing machine and fridge freezer. Window to the side and door to the rear. The W.C. accessed within the utility and is fitted with a W.C., wash hand basin and opaque window.

The dining/family room/bedroom offers two windows to the front and storage cupboard. A staircase from the hallway leads to the upper

level where there are 3 bedrooms, office/nursery and family bathroom.

Bedroom one offers a double window to the front offering views over the village and triple mirrored wardrobe facilities. Bedroom two offers two large storage cupboards and a window to the front.

Bedroom three offers a Velux window and double mirrored wardrobe facilities. Office / Nursery offers a Velux window.

The large family bathroom is fitted with a W.C., wash hand basin set within vanity unit, bath and separate walk-in shower cubicle with mixer shower.

The property offers gas central heating and double glazing throughout.

To the front wrought iron gates lead to the off-street parking for up to three vehicles and an area laid to lawn.

To the rear the delightful garden is fully enclosed, laid to lawn with a paved patio and under cover seating area to the side.

Two timber sheds offering power and light. Log store





- Immaculately presented detached villa offered for sale in pristine condition throughout
- Within a popular village location
- Entrance vestibule to hallway
- 2 Public rooms
- 4 Bedrooms and office / nursery
- Fitted kitchen
- Utility
- W.C. & Family bathroom
- Delightful enclosed garden grounds
- Driveway parking

### INCLUDED

All fitted carpets and fitted floor coverings.

### SERVICES

Mains, water, drainage gas, electricity, out door electric car charging point

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND E**

**EPC RATING: C**

**FLOOR AREA: 1732.00 SQ FT**







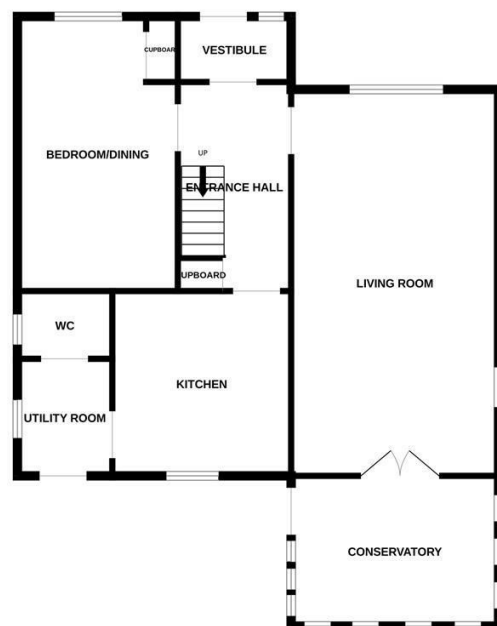
## Room Sizes

*Approximate measurements*

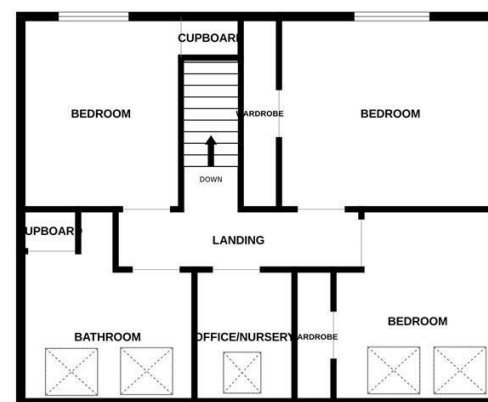
|                       |               |
|-----------------------|---------------|
| Living Room           | 13'1" x 24'3" |
| Kitchen               | 11'6" x 12'1" |
| Dining Room/Bedroom 4 | 10'2" x 17'3" |
| Utility Room          | 6'0" x 7'4"   |
| W/C                   | 6'0" x 4'3"   |
| Conservatory          | 13'0" x 9'5"  |
| Bedroom 3             | 10'7" x 12'1" |
| Bedroom 2             | 10'7" x 11'8" |
| Bedroom 1             | 14'2" x 12'2" |
| Bathroom              | 11'8" x 9'5"  |
| Office/Nursery        | 6'3" x 8'2"   |



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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Contact our Property Department  
at any of our offices.

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