



5 Ladybank Road, Dunshalt, KY14 7HG

Offers Over £180,000



# 5 Ladybank Road Dunshalt KY14 7HG

**OFFERS OVER**  
**£180,000**

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Number five is a delightful Semi-detached cottage with enclosed garden to the rear.

The property is located within the popular village of Dunshalt which is situated within close proximity to Ladybank (3 miles) which offers a mainline railway station with connections to Dundee, Edinburgh and Perth making this an ideal base for commuting.

The property is entered from the front into the entrance vestibule.

The lounge offers a window to the front and gas fire with surround (not operational) a door gives access to the rear hallway.

The kitchen is fitted with wood effect base and wall units, coordinating work surfaces and stainless-steel sink, integral dishwasher, washing machine, fridge and freezer. Window over looks and a door leads to the rear garden.

The shower room which is fully tiled is fitted with a W.C., wash hand basin set within vanity unit. Shower cubicle with mixer shower. Opaque window to the rear.

Bedroom one offers a window to the front and fitted mirrored wardrobes along one wall.

Bedroom two offers a window to the front.

The property benefits from double glazing and gas central heating.

The delightful, enclosed garden to the rear offers a paved patio area and a pathway leading to area laid to lawn. Two timber sheds.





- Delightful, quaint Semi-detached cottage
- Within desirable village location
- Entrance vestibule to the front
- Lounge
- Fitted kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Enclosed garden to the rear

### **INCLUDED**

All fitted carpets, fitted floor coverings, curtains and integral appliances.

### **SERVICES**

Mains water, drainage, gas and electricity

### **VIEWING**

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND C**

**EPC RATING: D**

**FLOOR AREA: 495.00 SQ FT**







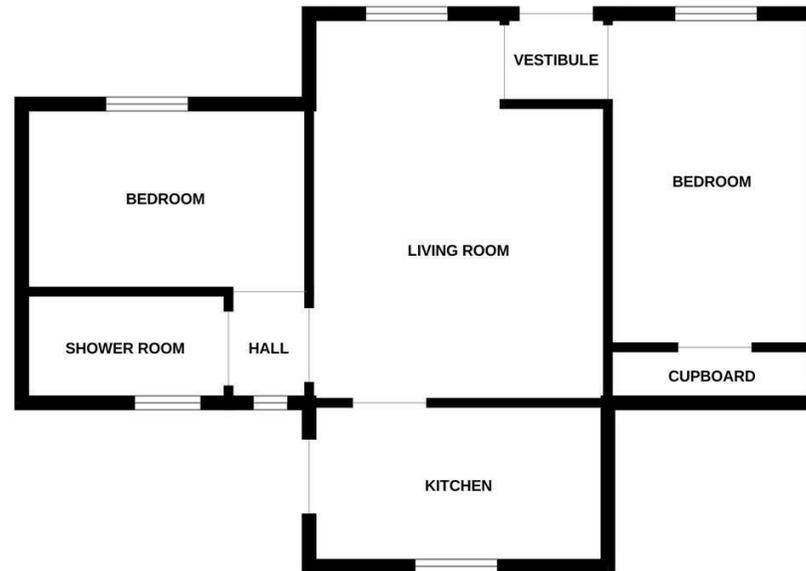
## Room Sizes

*Approximate measurements*

Lounge	15'3" x 12'1"
Bedroom	10'3" x 10'3"
Shower room	8'3" x 4'3"
Bedroom	11'6" x 8'1"
Kitchen	11'4" x 6'5"



## GROUND 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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without any obligation.

Contact our Property Department  
at any of our offices.