



## 16 Queens Gardens, Ladybank, Cupar, Fife, KY15 7LP

Tastefully Presented, Two-Bedroom, Upper Villa with Gardens, Driveway & Garage

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# Property Description

Tastefully presented, two-bedroom, traditional upper villa, with gardens, driveway and a detached garage. Located in an established residential area of the village of Ladybank, near Cupar Fife.

Comprises an entrance hall and stairway, a living room, a kitchen, two double bedrooms, and a family bathroom.

Features include a fitted kitchen, recessed spotlighting, modern gas central heating and double glazing. In addition, there is good storage provision including a loft with previous planning for a conversion.

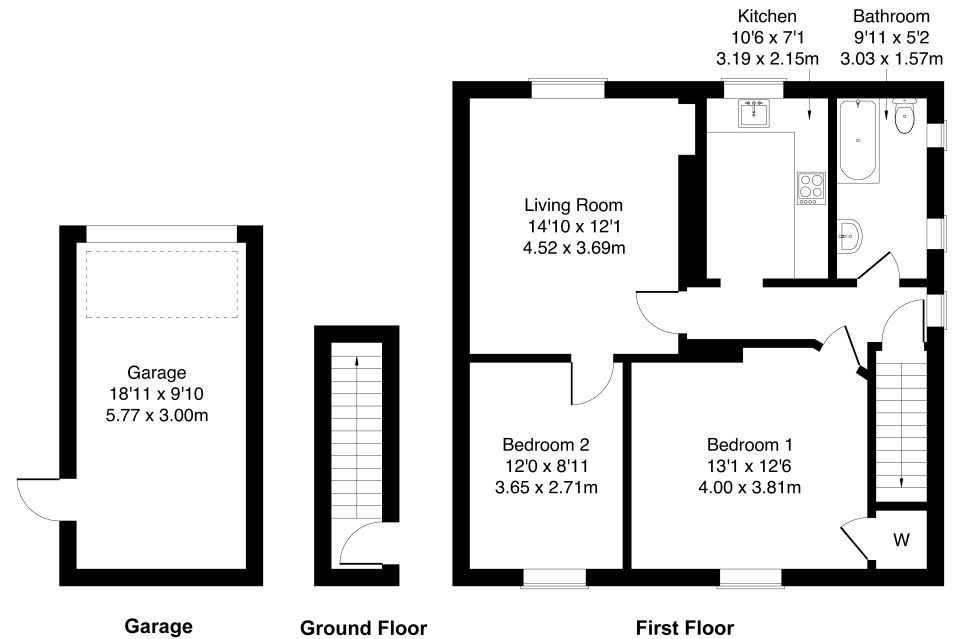
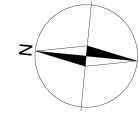
This generous corner plot incorporates the garage with power and lighting, two storage sheds, a patio, a lawn, and a multi-vehicle driveway.

A welcoming entrance, with carpeted stairs leading into the hall, affords access throughout the majority of the property. Set to the front, a spacious lounge includes light neutral decor, wood effect flooring, a feature fireplace, a press with shelves, and twin windows allowing plentiful natural light. Also, set to the front, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, and an integrated oven and gas hob.

Bedroom one is set to the rear, offering an exceptionally generous room, tastefully finished with carpeted flooring, a wall-mount TV point, a built-in wardrobe and ample space for further storage. Bedroom two is set off the lounge and offers another good-sized double bedroom. Completing the accommodation, with side aspect windows, the bathroom is fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.

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**16 Queens Gardens, Ladybank, KY15 7LP**  
Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Ladybank is a small village in central Fife, situated between Cupar and Glenrothes, about 62 kilometres north of Edinburgh and 29 kilometres southwest of Dundee, close to the River Eden. The village offers all the expected amenities, whilst Glenrothes, Fife's third largest town, offers retail opportunities at Kingdom Shopping Centre, with a broad range of high-street names, with supermarkets including an ASDA, ALDI, Lidl and Marks & Spencer; with Cupar also including the shopping streets of Crossgate and Bonnygate providing many high-street and local retail

opportunities. Surrounded by scenic, rolling countryside, Ladybank offers endless opportunities for outdoor recreation, including its own golf course, whilst St Andrews, home to golf is within easy reach; as well as Lomond Hills and Fife's coastal path and beaches. The town also benefits from excellent public transport links, with a range of bus services and its own railway station; whilst for the commuter, the A92 allows rapid access to Edinburgh and the central belt.





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