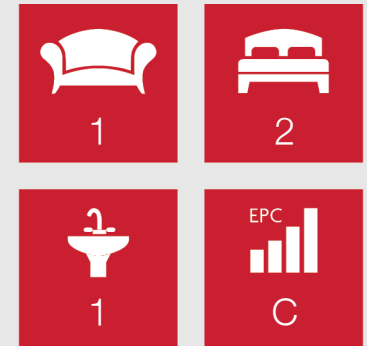




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42 Back Dykes Terrace

Falkland, Cupar, KY15 7BB





Summary

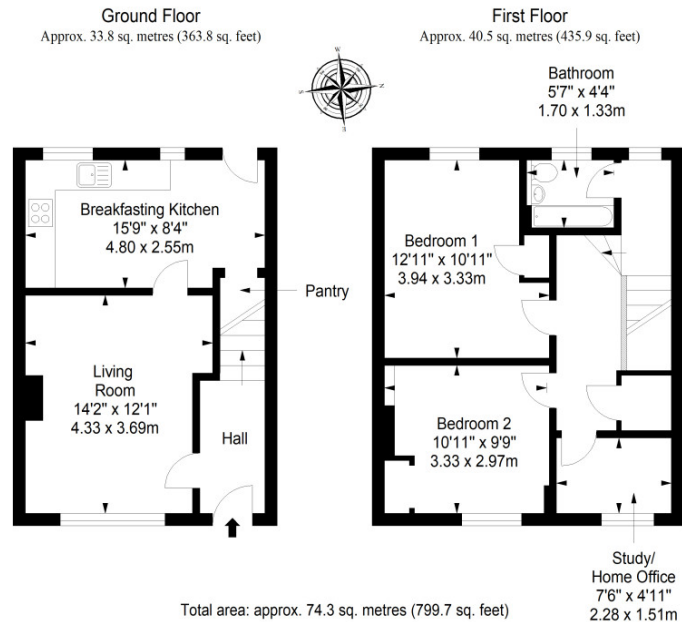
This charming mid-terrace house is a well-presented two-bedroom home that features lightly decorated interiors, private parking, and a beautiful rear garden which offers excellent privacy. The home has potential for further development with full architect designed plans and Certificate of Lawfulness for a loft conversion with double bedroom and second family bathroom; the pdfs, plans, and graphics of which are available from the current homeowner (permission reference is 23/02008/clp). Set in Falkland village, the residence offers a semi-rural lifestyle too, near open countryside and the Lomond Hills Regional Park. Extras: all fitted floor and window coverings, light fittings, integrated oven and ceramic hob, freestanding fridge/freezer, and washing machine to be included.

Features

- Well-presented mid-terrace house
- Set in the historic village of Falkland
- Attractive neutral interiors throughout
- Welcoming entrance hall
- Living room with decorative feature fireplace
- Spacious kitchen diner and a pantry
- Naturally-lit landing with storage
- Two double bedrooms with wardrobes
- Versatile study/home office
- Modern bathroom with overhead shower
- Certificate of Lawfulness to convert the attic
- Front garden and driveway with EV charger
- Fully-enclosed landscaped rear garden
- Gas central heating and double glazing



Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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