

121 Annsmuir Caravan Park

ANNSMUIR CARAVAN PARK, LADYBANK, CUPAR, KY15 7SA



*TWO BEDROOM, TWO BATHROOM RESIDENTIAL
PARK HOME IN ANNSMUIR, LADYBANK*



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McEwan Fraser Legal is delighted to present this two-bedroom residential park home situated in a well-established and popular park that features a mix of residential and holiday homes.

The accommodation includes a spacious and bright lounge, semi-open to a fully fitted, sleek kitchen, offering a modern and stylish living space. The two double bedrooms are generously sized, with the principal bedroom featuring a wardrobe and an en-suite toilet. A modern shower room completes the interior, ensuring all your needs are met.

The site benefits from a 24/7 CCTV security system and an on-site warden, ensuring a safe and friendly environment for residents. With tarmac roads and street lighting throughout, the site is easy to navigate, and pitch fees, currently set at £1,920 per annum, include water and sewage charges, reviewed yearly. Electricity is supplied by Scottish Power, and a private water supply is available. Sky TV, telephone, and internet connections can be set up as required.







Bedroom 1

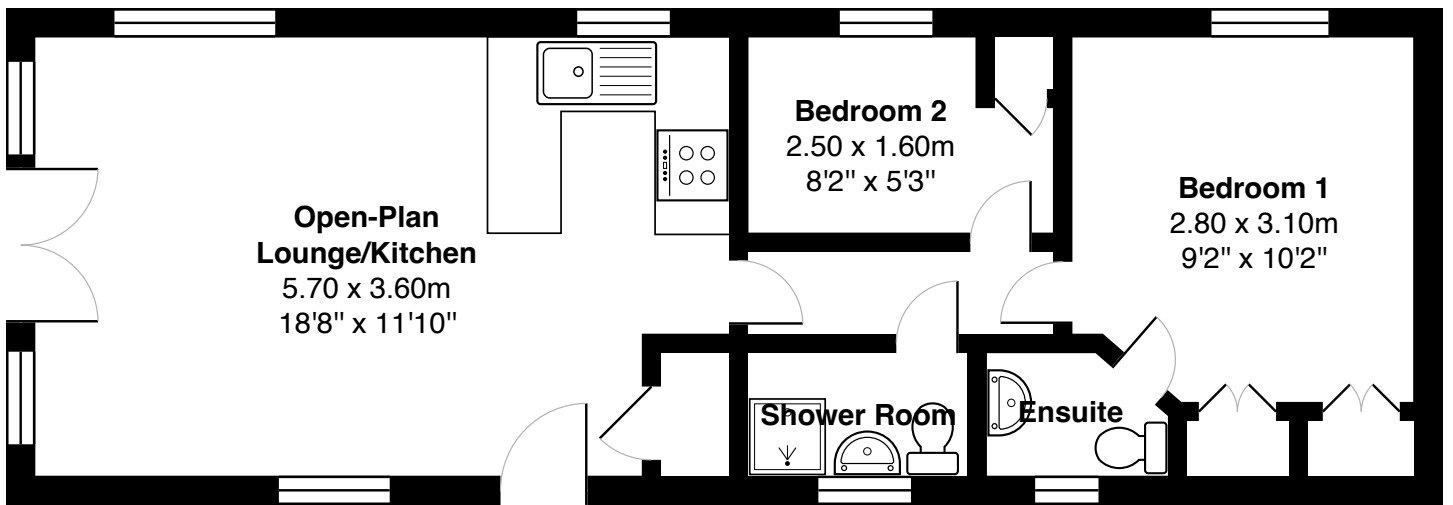






Bedroom 2







The park home is set on a generous plot with ample outdoor space and parking facilities. The parking area includes electric sockets and Calor gas cylinders for heating. There is also an on-site self help laundrette with commercial washing machines and tumble dryers.

Adjacent to the park is the renowned Ladybank Golf Course, a beautifully maintained parkland course offering 18 holes of golf. The clubhouse overlooks the 1st tee, 9th, and 18th greens, providing a relaxing setting for dining and socialising. With its excellent location, spacious accommodation, and attractive surroundings, this park home offers a wonderful opportunity for anyone seeking a tranquil yet connected lifestyle. An internal inspection is highly recommended.

The Property

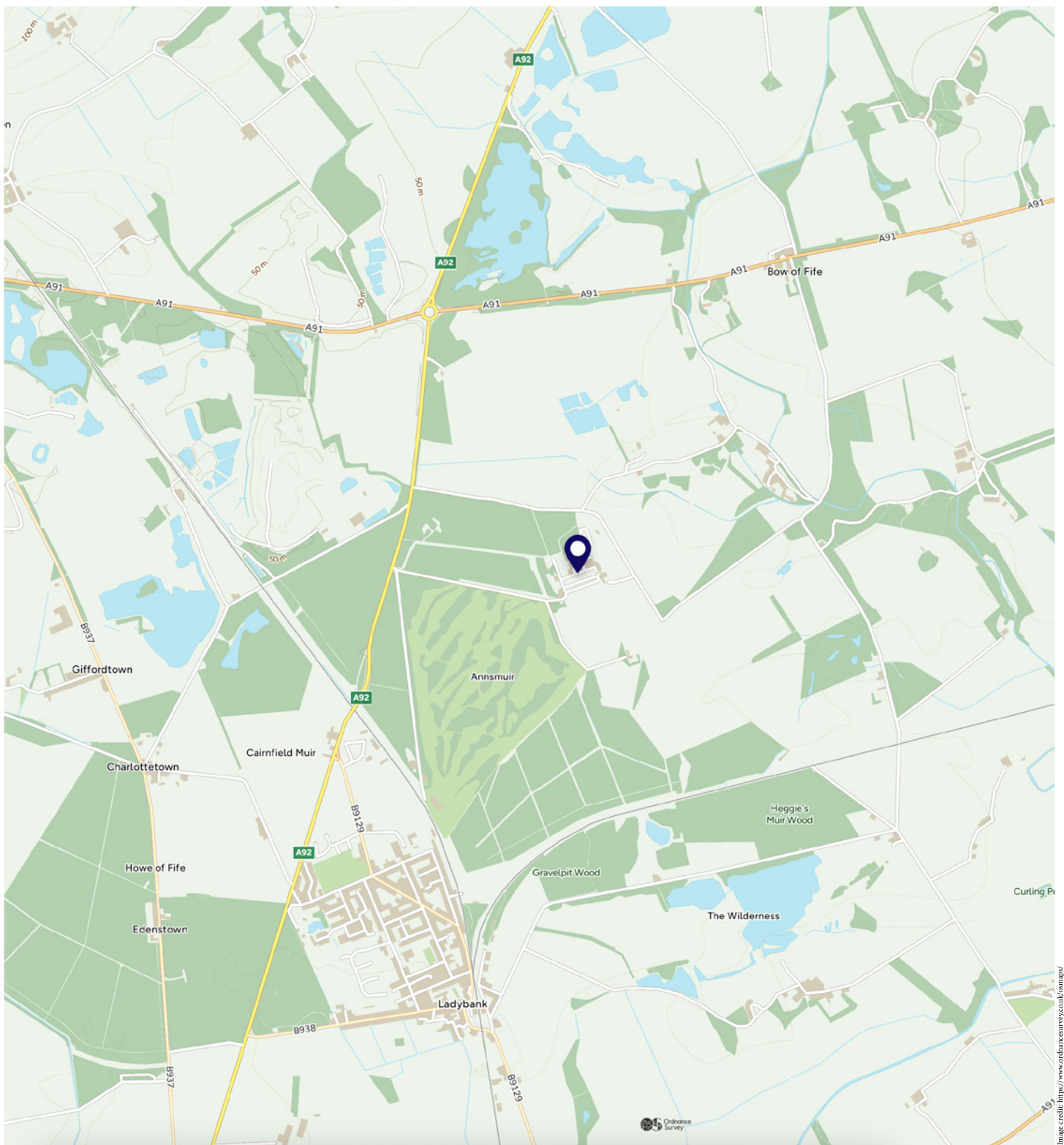


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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