



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**20 Roselea Gardens**

LADYBANK, CUPAR, FIFE, KY15 7NW



# THE LOCATION

LADYBANK, CUPAR, FIFE, KY15 7NW

“... LADYBANK OFFERS  
A VARIETY OF OUTDOOR  
PURSUITS AND PASTIMES ...”

Located in the Howe of Fife, some five miles southwest of Cupar and approximately thirty minutes from St Andrews, the countryside surrounding Ladybank is peppered with golf courses to suit all abilities, indeed, Ladybank has its own championship course, but for those who have to commute rather than play, the station in Ladybank plays a major role with regular connections to Edinburgh, Dundee and Perth.

A thriving small community, Ladybank provides for most day to day necessities with the larger County town of Cupar lies just seven miles away and offers an excellent range of amenities with shops, schools, hotels and restaurants as well as a mainline railway station. The area enjoys excellent accessibility with the cities of Edinburgh, Perth and Dundee all within a comfortable forty five minute drive. From the coastal villages of the East Neuk to the Lomond hills, Ladybank offers a variety of outdoor pursuits and pastimes.







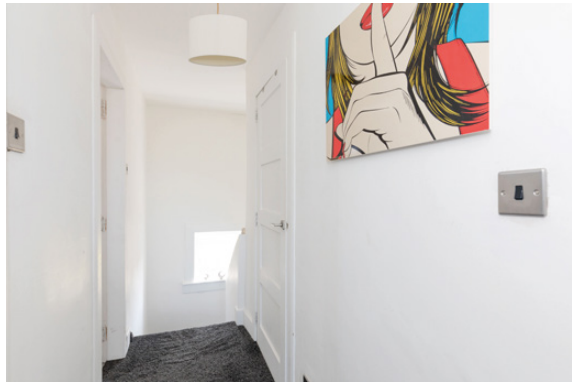
# 20 ROSELEA GARDENS

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McEwan Fraser Legal presents the perfect opportunity to acquire a spacious first-floor maisonette with the opportunity to walk into a comfortable home.

Accommodation comprises two bedrooms, lounge/diner, kitchen and bathroom. Entrance is via a vestibule and a staircase leads to the upper floor. The rooms are of an elegant proportion and are presented freshly decorated. The kitchen is open plan to the hall creating a spacious feel and has a range of floor and wall hung units. The lounge diner is elegant in its proportion with dual aspect windows. A flight of stairs leads to the upper floor with two bedrooms and the shower room.

Externally there is a very neat, landscaped garden to the front, securely fenced, and communal drying green to the rear. This home would suit a variety of buyers and investors alike.

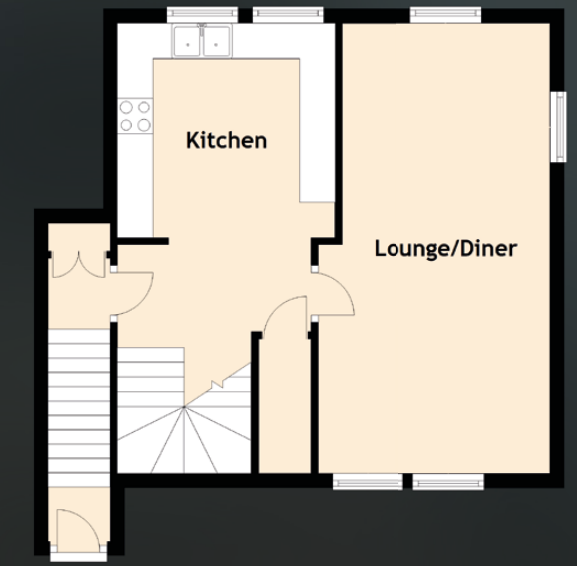






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.33m (20'9") x 3.26m (10'8")
Kitchen	3.06m (10') x 3.02m (9'11")
Bedroom 1	4.12m (13'6") x 3.43m (11'3")
Bedroom 2	4.07m (13'4") x 2.80m (9'2")
Shower Room	2.95m (9'8") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): To be advised by client.

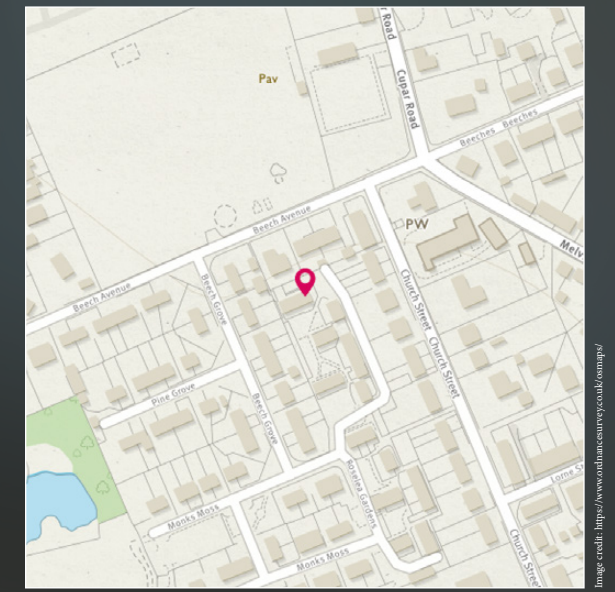


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 Photographer



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