




McEwan Fraser Legal
Solicitors & Estate Agents
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26 Commercial Road

LADYBANK, KY15 7JS

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LOCATION

Located in the Howe of Fife, some 5 miles southwest of Cupar and approximately 30 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 railway 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.

PROPERTY

Part exchange is available. McEwan Fraser Legal presents the perfect opportunity to acquire a ground floor, own door apartment with the opportunity to create a comfortable home. Accommodation comprises three bedrooms, lounge, kitchen and bathroom.

Entrance is via a vestibule and on into the hall. The rooms are of an elegant proportion and are presented freshly decorated. The kitchen has a free standing cooker and a range of floor and wall hung

units. Bedroom two benefits from having two deep cupboards. The bathroom offers a shower and glazed screen over the bath. This home would suit a variety of buyers and investors alike.

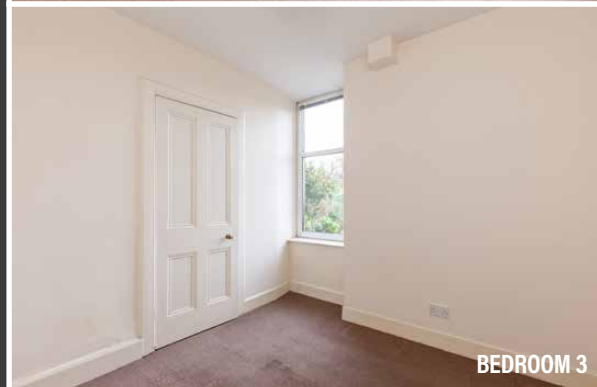
This home would equally suit “those less mobile” as we are of the understanding that all the doors are of a size suitable to allow wheelchair access. There is currently a disabled parking space 2 car spaces away from the main door.



LOUNGE



LOUNGE



BEDROOM 3



BATHROOM



HALL



KITCHEN



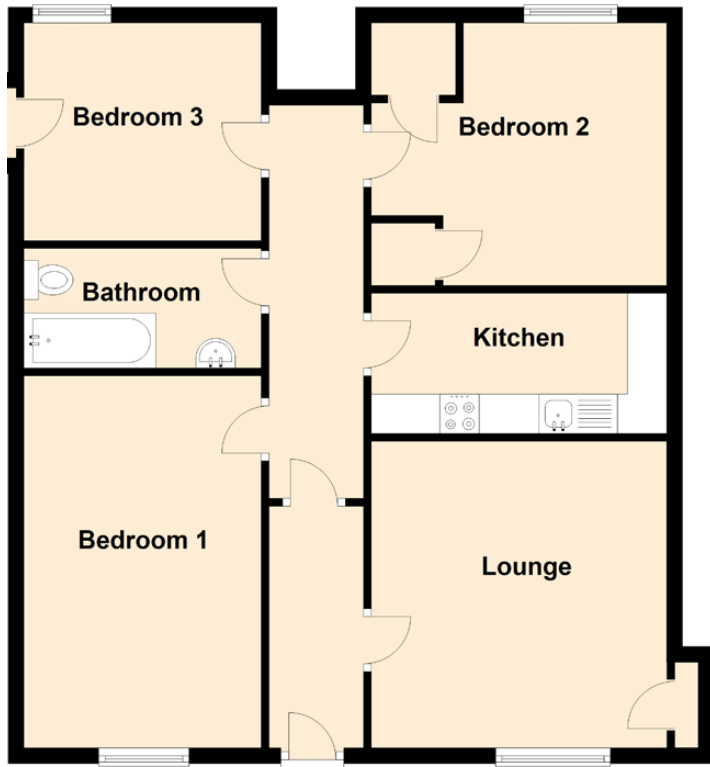
BEDROOM 1



BEDROOM 1



BEDROOM 2



Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.76m (12'4")
Kitchen	3.76m (12'4") x 1.78m (5'10")
Bedroom 1	4.73m (15'6") x 3.02m (9'11")
Bedroom 2	3.76m (12'4") x 3.34m (10'11")
Bedroom 3	3.02m (9'11") x 2.77m (9'1")
Bathroom	2.96m (9'9") x 1.52m (5')

Gross internal floor area (m²): 75m² | EPC Rating: C



NEAR SCHOOLS



TRAIN LINKS



PLACES TO EAT



LOCAL AMENITIES

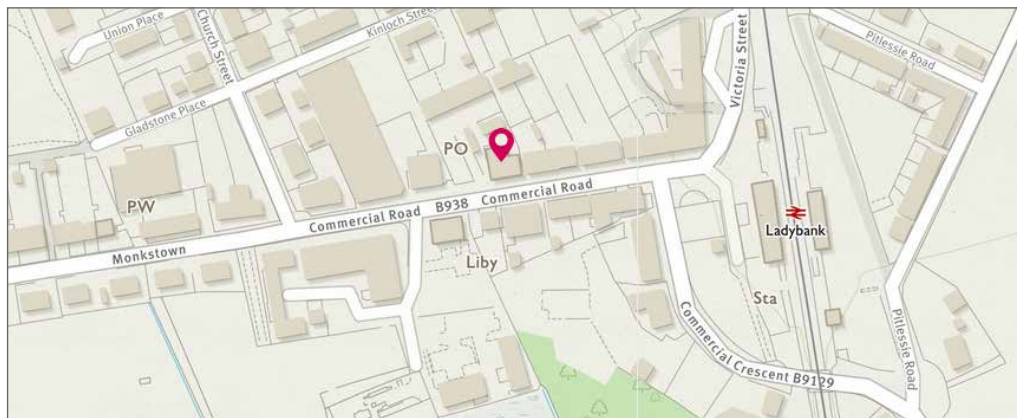


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Part
Exchange
Available

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