



ROLLOS

ROSELEIGH,

LUTHRIE, NEAR CUPAR KY15 4NU

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OFFERS OVER £230,000

- Very attractive spacious stone built villa
- Bright family/dining room with wood burning stove
- Fitted kitchen, Utility room
- Lounge with wood burning stove
- Split landing, Bathroom
- Main landing Double bedroom leading to dressing room/nursery and en suite
- Additional double bedroom & 3rd bedroom/study/office
- Lined attic space, Oil CH, Dbl glazing
- Enclosed garden grounds, Off Street Parking close to hand

Roseleigh is a superb handsome stone built villa, which is believed to date back to 1776.

The current owner stripped back all the wooden internal doors, skirtings and operational shutters. There are wood burning stoves with the two public rooms and original fireplaces in the two double bedrooms.

Roseleigh is positioned within delightful enclosed garden grounds.

The property is entered via a double glazed door, that leads into entrance vestibule, and a further glazed door leads into the hallway. A feature staircase leads to the upper level.

The delightful family/dining room has a double window to the front. Timber mantelpiece with wood burning stove. Wood panelling to dado height. Ample space to dine. Recessed storage area with window to the rear.

A doorway leads through to the kitchen, that is fitted with beech base, wall and display units with self closing doors and complementing solid beech work surfaces. Slot in electric cooker with canopy/extractor fan above. The integral dishwasher, the freestanding fridge / freezers and microwave will also be included in the marketing price. Ceramic quarry floor tiling.

There is a useful utility area, a door with double glazed pane and window to the side which leads out to the garden.

The delightful lounge offers a double window to the front and a further double window to the rear. Timber mantelpiece with multi fuel cast stove. Exposed flooring. Recess display area.

An attractive staircase leads to the upper level. Large mid level window.

The split landing leads to the bathroom, which is fitted with a w.c., wash hand basin and bath with over bath mixer shower. Ceramic wall tiling.

From this landing there is an enclosed staircase, which leads up to the large lined attic space, running the full length and width of the property. Within this area there is access into the eaves and there is potential for the buyer to extend the living space, subject to consents.

On the main landing there are two double bedrooms, one that leads through to a dressing room or nursery and an en suite shower room as well as a third bedroom or a useful study/office.

The first double bedroom has a double window to the front offering open views. Timber mantelpiece with ornate cast insert and slate hearth. A doorway leads through to the dressing room/nursery, window to the rear. Exposed wooden flooring.

The shower room is fitted with a w.c., wash hand basin and corner shower cubicle with mixer shower. Recess lighting. Storage.

The second double bedroom again has a window to the front. Timber mantelpiece with cast iron fireplace. Storage cupboard.

The third bedroom/study/office offers a double window to the front.

There is an oil fired central heating system and all windows are double-glazed with wooden shutters.

The garden to the front is enclosed garden and laid to lawn. Outhouses to the side. Flag stone pathways.

The delightful enclosed rear garden is laid to lawn and offers mature borders.

Off street parking is located close to hand.



ROOM SIZES

Family /Dining Room	6.03 x 3.81 (19'9" x 12'6")
Fitted Kitchen	3.77 x 2.58 (12'4" x 8'6")
Utility	1.49 x 2.63 (4'11" x 8'8")
Lounge	4.08 x 6.08 (13'5" x 19'11")
Bathroom	4.20 x 2.25 (13'9" x 7'5")
Bedroom	3.56 x 4.08 (11'8" x 13'5")
Dressing Room/Nursery	2.05 x 2.69 (6'9" x 8'10")
Ensuite	1.39 x 2.06 (4'7" x 6'9")
Bedroom	4.35 x 3.44 (14'3" x 11'3")
Bedroom/ Study/Office	2.88 x 2.62 (9'5" x 8'7")
Attic Space	3.77 x 9.19 (12'4" x 30'2")





INCLUDED

Mains water and drainage are connected to the property.

SERVICES

All fitted carpets, fitted floor coverings, all integral and free standing appliances within the kitchen

VIEWING

By Appointment Through Our Cupar Office Telephone
01334 654081

COUNCIL TAX BAND E

EPC RATING E

FLOOR AREA 130sq m





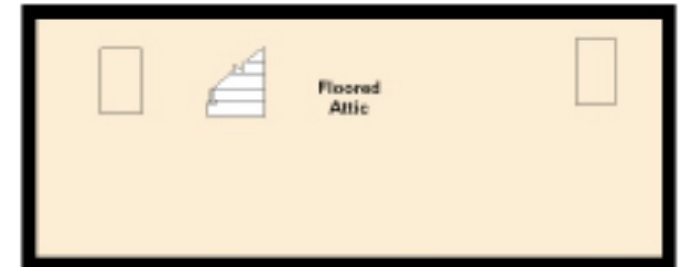
Ground Floor demonstrative only



First Floor demonstrative only



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