



**ROLLOS**

**70 BACK DYKES TERRACE**

**FALKLAND KY15 7BB**

## 70 BACK DYKES TERRACE, FALKLAND, KY15 7BB

OFFERS OVER £160,000

- Superb semi detached villa
- Lounge
- Dining kitchen
- Shower room
- Three good-sized bedrooms
- Attic space
- Garden to front & Driveway
- Delightful garden to rear
- Large timber shed

Number seventy is an immaculately presented villa which is positioned within the most stunning position backing on to open fields, woodland and East Lomond Hill.

The property has been tastefully enhanced and is offered for sale in fresh decorative order throughout creating a bright welcoming family home.

An original timber door leads into the spacious hallway. Ceramic floor tiling. Meter cupboard within a recess area below the staircase.

The good-sized lounge offers a double window to the front. Timber mantle with living flame gas fire. Recess areas with lighting above.

The kitchen is fitted with wood base, wall units with complementing work surfaces. Space for dishwasher, refrigerator and washing machine. Kenwood gas hob with double oven and extractor above. Ample space to dine. Double window offering open views and double patio doors within the dining area leading out to the rear garden. Deep cupboard housing the boiler.

The shower room has been recently upgraded with his and her circular sinks, w.c. and corner shower cubicle with mixer shower. Opaque window.

A wide staircase leads to the mid level. Window to the side.

On the upper leading there is a useful linen cupboard.

Access to the attic space, which offers power and light.

The first bedroom has a window to the side. Recess storage.

The second bedroom has a window to the rear offering open views. Recess storage.

The third bedroom offers open elevated views to the front. Three recess storage areas.

There is a gas fired central heating system, a new combi boiler was fitted in 2012, and all windows are double-glazed.

To the front of the property there is an area of garden, which is laid out for ease of maintenance.

There is a driveway to the side of the side of the property. Timber fencing encloses the rear garden. Large timber shed.

The rear garden is delightfully laid out with a lawned area and an elevated decked section at the top of the garden. Flower borders.

As mentioned before the property offers stunning open viewings over neighbouring fields, woodland and East Lomond Hill.



## ROOM SIZES

Lounge	4.09 x 4.14 (13'5" x 13'7")
Dining Kitchen	4.38 x 3.09 (14'4" x 10'2")
Shower Room	3.15 x 2.10 (10'4" x 6'11")
Bedroom	2.97 x 3.79 (9'9" x 12'5")
Bedroom	4.18 x 2.97 (13'9" x 9'9")
Bedroom	4.17 x 3.25 (13'8" x 10'8")





## **INCLUDED**

All fitted carpets, fitted floor coverings, blinds, gas hob with double oven and large timber shed will be included in the marketing price.

## **SERVICES**

Water, drainage, electricity and gas are connected to the property.

## **VIEWING**

By Appointment Through Our Auchtermuchty Office  
Telephone 01337 828775

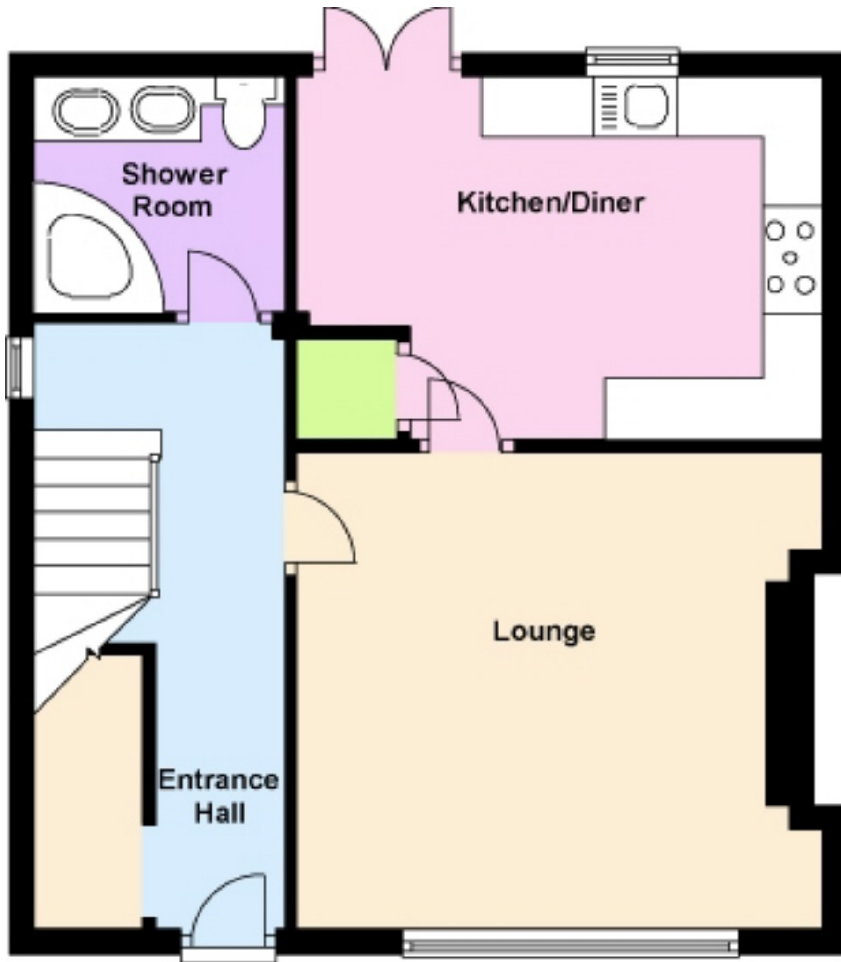
## **COUNCIL TAX BAND D**

## **EPC RATING D**

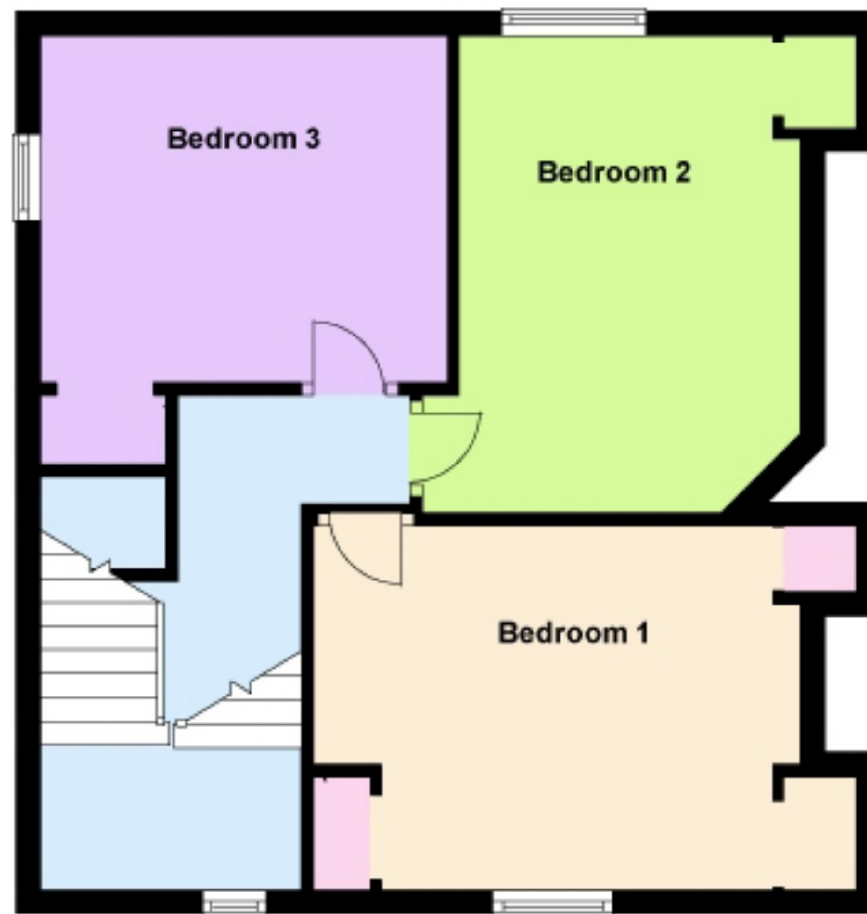
## **FLOOR AREA 95sq m**







**Ground Floor demonstrative only**



**First Floor demonstrative only**



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24 hour answering service at all our offices

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