



**ROLLOS**

**19 MELVILLE ROAD**

**LADYBANK KY15 7LU**

- Spacious upper conversion with delightful garden
- Stunning large lounge
- Lounge/dining room
- Fitted kitchen
- Three bedrooms & Study/Playroom
- Family bathroom
- GFCH & DG
- Delightful mature garden
- Driveway & Detached garage

Number nineteen is a superb, bright spacious property which forms the upper level of this handsome building.

The accommodation which is positioned on two levels, comprises of a family bathroom, lounge/dining room, Fitted kitchen and three good sized bedrooms on the first level. A staircase leads to the upper level where there is a very impressive lounge with Velux windows and a playroom/study.

The property is entered via an external staircase with wrought iron hand rail. This leads up to number 19. The property is accessed by a door which leads into the hallway. Coat hooks. Deep cupboard. Door leading to the bedroom wing. Double storage cupboard

The family bathroom is fitted with a w.c., wash hand basin and bath with mixer shower. Partial floor and wall ceramic tiling. Opaque window.

The lounge/dining room offers windows to the side and front. Feature electric fire. Ample space to dine. Press.

The kitchen is fitted with attractive base and wall units with complementing work surfaces and circular sink. Integral dish washer and fridge/freezer. Space for washing machine. Electric hob and double oven. Picture window to the rear. Recess storage.

The first bedroom has a double window to the front. Storage press. Built in wardrobes. The second bedroom has a double window to the rear. Double storage wardrobe. Shallow press. The third bedroom has a four-paned window to the front. Storage cupboard.

From the hallway, a staircase leads to upper level. The superb spacious lounge offers three Velux windows. Display area. Beyond there is a playroom/study which again offers a Velux window and door leading to the hallway.

There is a gas fired central heating system and all windows are double glazed.

The mono blocked driveway to the side is secured by wrought iron gates and offers private parking. Beyond there is a detached garage with work bench and courtesy door to the side.

To the rear there is a delightful garden which is mainly laid to lawn with flower borders and mature trees.





## ROOM SIZES

Lounge	6.74 x 5.43 (22'1" x 17'10")
Lounge / Dining Room	4.12 x 4.21 (13'6" x 13'10")
Fitted Kitchen	2.88 x 2.99 (9'5" x 9'10")
Playroom / Study	3.19 x 5.43 (10'6" x 17'10")
Bedroom	4.10 x 3.53 (13'5" x 11'7")
Bedroom	3.27 x 3.98 (10'9" x 13'1")
Bedroom	3.76 x 2.79 (12'4" x 9'2")
Bathroom	1.84 x 2.88 (6'0" x 9'5")









## **INCLUDED**

All fitted floor coverings, fitted carpets, and built-in kitchen appliances will be included in the marketing price.

## **SERVICES**

Mains water, drainage, electricity and gas are connected to the property.

## **VIEWING**

By Appointment Through Our Cupar Office Telephone  
01334 654081

## **COUNCIL TAX BAND C**

## **EPC RATING E**

## **FLOOR AREA 143sq m**

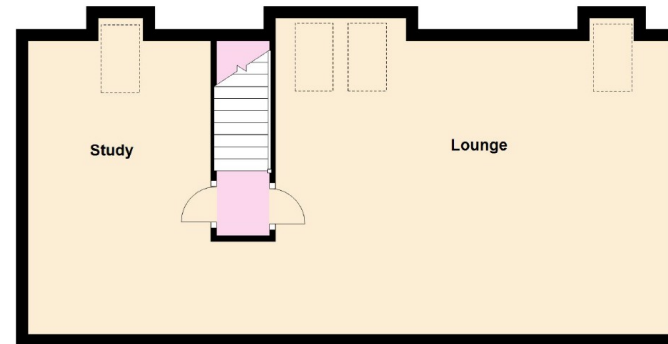




Ground Floor, demonstrative only



First Floor, demonstrative only



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