



Gladney House, 10 Gladney, Ceres, KY15 5LT  
Fixed asking price £285,000





# Gladney House 10 Gladney Ceres KY15 5LT

**FIXED ASKING PRICE**

## £285,000

\*\*\*MARKETED SUBSTANTIALLY BELOW  
HOME REPORT VALUE\*\*\*

Gladney House is a very impressive property positioned on a quiet no through road. Internally the property has been enhanced creating a superb spacious family house. Some internal decoration is required. The accommodation offered comprises of a front porch, spacious hallway, impressive lounge and dining room. Off the rear hallway there is a recently upgraded fitted breakfasting kitchen, utility, recently upgraded shower room and guest bedroom. A staircase leads to the upper level where there is a split landing leading to bedroom two. On the main level, there are a further four good- sized bedrooms and a recently upgraded bathroom.

A glazed door leads into the porch. A further glazed door leads into the hallway. The lounge offers a feature brick recess fireplace with multi fuel stove. Double-glazed windows to the front with deep sill. Window to the side. The dining room offers a window overlooking the front garden. The kitchen has been upgraded with attractive white base and wall units with complementing work surfaces and coloured sink with drainer. Triple windows to the side. Integral dishwasher, electric hob and double oven. The utility offers windows to the back. Deep walk-in cupboard with space for appliances. The larder

fridge will not be included in the marketing price. Within the hallway there is a glazed display feature. The upgraded shower room is fitted with a w.c., wash hand basin and corner shower with mixer shower. Opaque window. The guest bedroom offers two windows to the side. A staircase leads to the upper level. Bedroom two is accessed via a split-level landing. This room has a double window and an original window to the rear. Laminate flooring. Within the main landing there is a deep walk-in cupboard with window, which could be used as a study. The master bedroom offers a window to the front, which looks over the garden, and a window to the side. Built-in wardrobes. The bathroom is fitted with a w.c., wash hand basin and bath. Ceramic floor tiling. The fourth bedroom has a window to the side. Built-in wardrobes. The fifth bedroom has a window to the side. The sixth bedroom has windows to the front and rear. From the upper hallway, a door leads to the side garden area via external steps. There is a gas fired central heating system and most windows are double-glazed. To the front there a large, private garden, filled with a selection of mature trees and shrubs. Please note that the playhouse will not be included in the marketing price but the greenhouse will. There is a further enclosed area to the side which is laid to lawn. There is a double garage and parking area.





- Impressive stone built villa on a quiet no through road
- Porch
- Lounge & Dining Room
- Fitted dining kitchen & Utility
- Six good-sized bedrooms
- Family bathroom & Shower room
- GFCH & DG
- Double garage
- Parking area
- Large mature garden

#### **INCLUDED**

All fitted carpets, fitted floor coverings, built-in kitchen appliances where mentioned and greenhouse 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 F**

#### **EPC RATING C**

#### **FLOOR AREA 201 sqm**











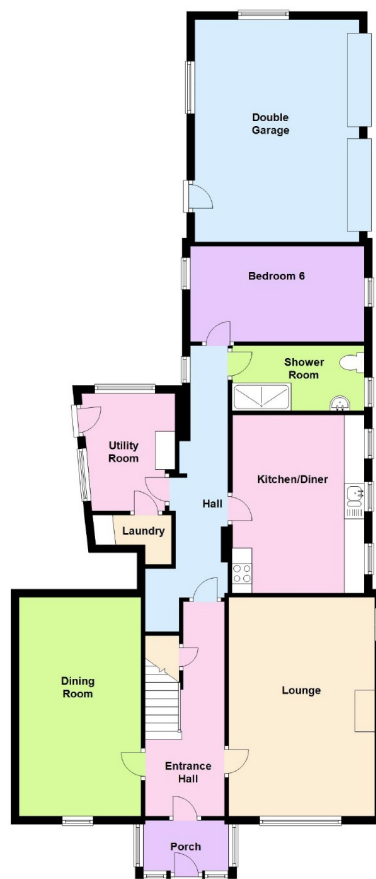
## Room Sizes

*Approximate measurements*

Lounge	18'3" x 12'2"	5.55 x 3.70
Dining Room	10'4" x 18'2"	3.15 x 5.54
Fitted Kitchen	10'8" x 13'6"	3.26 x 4.12
Utility	9'11" x 5'11"	3.03 x 1.80
Guest Bedroom	8'1" x 15'10"	2.46 x 4.82
Master Bedroom	12'7" x 15'3"	3.84 x 4.66
Bedroom	10'0" x 18'1"	3.05 x 5.50
Bedroom	10'9" x 11'8"	3.27 x 3.56
Bedroom	10'6" x 8'8"	3.21 x 2.64
Bedroom	15'0" x 13'1"	4.56 x 4.00
Bathroom	9'1" x 5'6"	2.76 x 1.67
Shower Room	5'6" x 11'3"	1.68 x 3.42



Ground Floor, demonstrative only



First Floor, demonstrative only



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