

FT & DC  
WALLACE

**Honeysuckle Cottage  
Church Street  
Ladybank**

**Offers Over £170,000**



Honeysuckle Cottage is a detached four bedroom stone-built property located in the popular town of Ladybank. The property has gas central heating, is partly double glazed and would benefit from some updating throughout but offers spacious, versatile family living on two levels with plenty room to improve and extend the property (with the relevant consents). Close to the centre of town and to all amenities. The Primary School is directly across the road. Ladybank has shops, a tavern, golf course and train station, making it ideal for the commuter. Ladybank is 6 miles from Cupar, 8 miles from Glenrothes, 18 miles from Dundee, 21 from Perth and 38 from Edinburgh. There are also lots of pretty wooded areas for off-road walking and cycling.

The property is entered via upvc double doors into a small vestibule with timber door with glazed panels leading into the hall. The hall is spacious, carpeted and offers access to all the downstairs rooms. The staircase in the hall leads to the upper accommodation. A door leads from the main hall into the back hallway with a walk-in pantry, the downstairs wet room and leading to the kitchen and to the door out to the side of the building.

#### **Lounge 4.15m x 3.74m (13'7" x 12'3")**

Bright room to the rear of the original house with window to rear. Coving. Radiator. Covered fireplace which could be opened up again.

#### **Bedroom 1 3.65m x 3.37m (11'7" x 11'1")**

Situated to the front of the property, this carpeted double room has a window to the front, built-in wall cupboard, ceiling rose and cornicing and a radiator.

#### **Bedroom 2 3.76m x 2.55m (12'4" x 8'4")**

Double room to the front of the property. Window to front. Coving. Radiator.

#### **Bedroom 3 3.38m x 3.06m (11'1" x 10'0")**

Double room to rear of property with window out to rear garden. Built-in wall shelves. Carpet. Radiator.

#### **Downstairs Wet Room 2.08m x 1.44m (6'8" x 4'7")**

With high window to side of property, the wet room consists of wash hand basin, w.c. and Mira electric shower unit. Fitted wet room flooring.

#### **Kitchen 4.88m x 4.13m (16'0" x 13'7")**

Located in the extended part of the house, the kitchen and dining area is of a good size, offering access out to the side of the property and from the kitchen patio doors into a conservatory leading out to the rear garden. The kitchen has fitted wall and base units with wood effect worktops. Stainless steel sink and drainer with chrome taps. Tiling around worktop area. Plenty of room for a dining table. Large windows to each side of the property. Vinyl flooring. Radiator.

Carpeted stairs with timber bannister and handrail lead to the upper accommodation. A skylight offers light into this space and the hall below. On the upper landing is a large storage cupboard.

#### **Upstairs Bathroom 3.83m x 2.45m (12'7" x 8'0")**

Eaves bathroom of good size with Velux window to rear. Bathtub, wash hand basin and w.c. Tiling round bath and sink. Vinyl flooring. Large storage cupboard which houses the central heating boiler.

#### **Bedroom 4 4.09m x 3.66m (13'5" x 12'0")**

Large double room built in the eaves of the house, but offering good, versatile space for a bedroom, office or playroom. Velux window to rear. Radiator.

#### **Exterior**

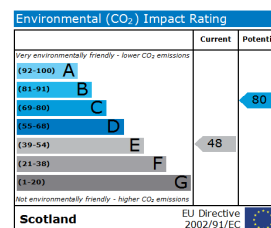
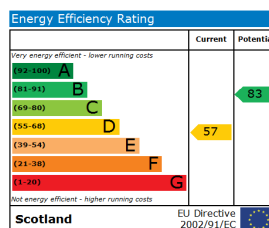
The garden ground to the front of the house consists of easily maintained flower beds and shrubbery. A stone wall topped with a wrought iron fence provides the front boundary. The drive has timber double gates leading to a paved area in front of the timber garage in the back garden. The ground to the rear of the property is mostly laid to grass and is a generous area with open fields to the rear. Mature trees and shrubbery provide shade and shelter to the rear garden. There is a greenhouse and a large cat shelter in the garden.



#### **Extras**

The blinds, curtains, floorcoverings and lightfittings are included in the sale together with the cooker and washing machine.

**Council Tax** - Band "E" for the year 2020-2021.



#### **Viewing**

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.



#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.