

Lawyers and Estate Agents



## 6 PINE GROVE, LADYBANK, FIFE, KY15 7NL

This spacious, 2 storey, end terraced villa is located in a quiet residential area on the outer fringes of the village of Ladybank. The bright and inviting accommodation comprises 3 double bedrooms, lounge, recently refurbished kitchen and family bathroom and benefits from double glazing and gas central heating. A private mono-block driveway provides generous off street parking and access to a large detached single garage with power and light. There are paved and gravelled, low maintenance gardens to the front and rear with timber shed. The property conveniently lies within walking distance of the primary school and the village centre with mainline train station and a variety of local shops and amenities.



## OFFERS OVER £145,000

The light and spacious accommodation comprises 3 double bedrooms, lounge, modern fitted kitchen and family bathroom. Low maintenance, paved garden grounds to the front and rear offer plenty of scope for relaxed outdoor entertaining.

#### SUMMARY OF FEATURES:

- End terraced 2 storey villa
- Three double bedrooms
- Bright lounge
- Recently refitted kitchen
- Family bathroom
- Gas central heating and double glazing
- Gardens to front and rear with timber shed
- Large detached garage with power and light
- Driveway with private parking



#### 6 Pine Grove, Ladybank, Cupar, Fife, KY15 7NL

Approximate Gross Internal Area  
96 sq m / 1033 sq ft

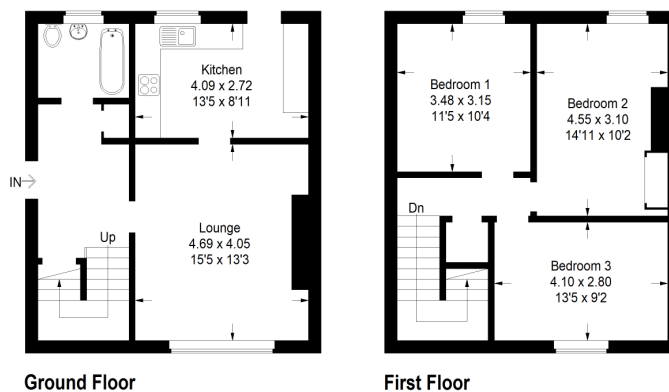


Illustration for identification purposes only, measurements are approximate, not to scale.  
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#### ENERGY RATING – D COUNCIL TAX BAND – C

**DIRECTIONS** – On entering Ladybank from the A92 continue on the B9129 taking the first right onto Beech Avenue, left onto Beech Grove and right onto Pine Grove. No. 6 is on the right. A For Sale board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF ANY OFFER TO SELL