



64 Rumdewan, Kingskettle, Fife, KY15 7QR

Deceptively spacious detached villa situated in this very popular residential area of Kingskettle. This property comes to the market in good decorative order with spacious accommodation throughout.

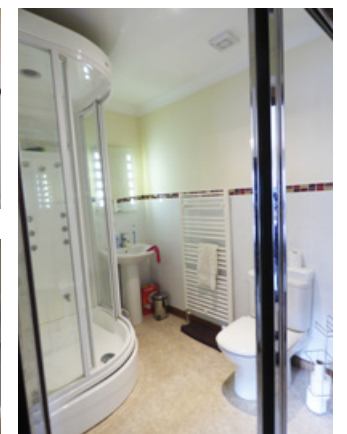
No. 64 has had one careful owner and is positioned in an excellent sized plot with the majority of the garden ground to the side, comprising of an area of lawn with mature planted borders, large off street parking and driveway leading to a substantial garage to the rear with fully lined attic - this has potential for conversion into self contained unit subject to local authority permissions.

The accommodation comprises on the ground floor; entrance vestibule giving direct access into the dining kitchen, capacious dining hall, conservatory, two bedrooms, one with en-suite and separate family bathroom. Upstairs is the family sitting room, master bedroom and separate bathroom.

The sitting room is located on the first floor with views down Rumdewan to the front and side, focal electric wall mounted fire and door leading through to a small hall which gives access to the bathroom and Bedroom 1. Bedroom 1 has window to the front and a full wall of fitted wardrobes. The bathroom on this floor comprises three piece suite and velux window to the rear.

The Conservatory is situated to the side of the property with views over the garden and along Rumdewan, this is used as the main entrance and has Karndene flooring and leads into the large dining hall which has ample space for a family sized dining table and stairs to first floor. The kitchen is fitted with modern units at base and wall level with integrated appliances and space for breakfasting table. Bedroom 2 has window to the front and two excellent sized wardrobes with the en-suite shower room accessed through. The en-suite has a shower unit with multiple jets, temperature control and dual shower heads, w.c. whb and large cupboard. The third bedroom also has fitted wardrobes and window to the front. A separate family bathroom is fitted with a four piece suite. Viewing is highly recommended to appreciate all this property has to offer on accommodation, easy access to commuter road and rail links and plot size.

- Detached Villa
- Close to Station
- Popular Commuter Village
- Sitting Room
- Dining Room
- Conservatory
- Three Bedrooms
- 1 En Suite
- 2 Bathrooms
- Large Garden to side
- Garage
- Off Street Parking
- GCH & DG
- EPC Rating C



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Room Dimensions

Bathroom 2	7'7" x 6'3"	(2.31m x 1.91m)
En Suite	7'0" x 6'6"	(2.13m x 1.98m)
Bedroom 3	10'3" x 9'0"	(3.12m x 2.74m)
Bedroom 2	12'8" x 11'8"	(3.86m x 3.56m)
Bedroom 1	12'10" x 11'7"	(3.91m x 3.53m)
Bathroom	9'8" x 8'10"	(2.95m x 2.69m)
Kitchen	14'11" x 10'6"	(4.55m x 3.20m)
Dining Hall	15'6" x 12'7"	(4.72m x 3.84m)
Conservatory	11'6" x 10'8"	(3.51m x 3.25m)
Sitting Room	19'7" x 14'8"	(5.97m x 4.47m)

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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