





Spacious 3 Bedroom extended semi detached villa conveniently located within the ever popular Village of Kingskettle.

Originally built as a Police house the property benefits from good sized rooms throughout and being situated on a corner plot has a fair sized garden. This property has a huge amount of potential to provide the ideal family home.

Situated in the ever popular village of Kingskettle with village Primary School, popular bowling club, village pub with restaurant and set in a prime semi-rural position for those who enjoy exploring the outdoors! Kingskettle lies within just six miles of Cupar and Glenrothes. For the commuter the A92 allows swift access to Edinburgh, Dundee and beyond, additionally benefitting from railway stations close by at both Cupar and Ladybank.

The Property accommodation consists of: Spacious entrance hall with cloakroom and carpeted stairwell rising to upper landing, lounge, extended dining kitchen, and utility room with doorway leading to rear garden, fully tiled shower room. The upper landing gives access to 3 double bedrooms, w/c and attic hatch with Ramsay ladder gives access to the floored and lined attic space which is supplied with power and light and provides the option to extend if desired.

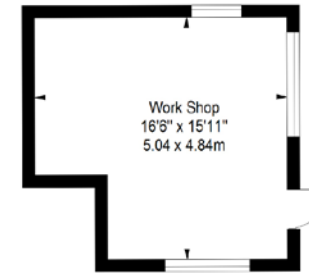
Externally there is a front, side and rear garden, consisting of lawn sections, stone chipped sections, a decked section housing a Hot Tub (which is included within the sale) and a workshop.

EPC Rating - E.

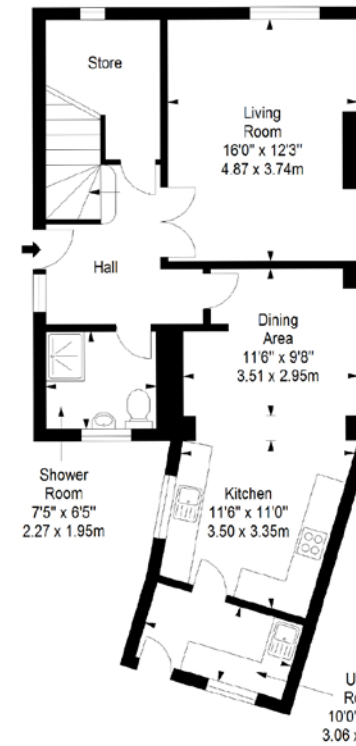




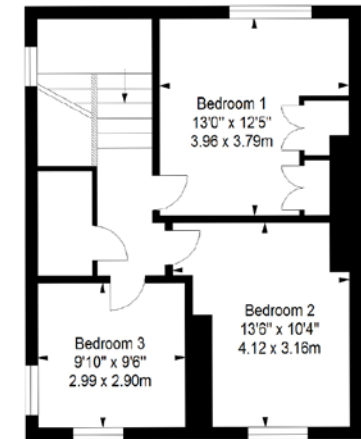
Workshop
Approx. 22.0 sq. metres (236.8 sq. feet)



Ground Floor
Approx. 67.7 sq. metres (728.7 sq. feet)



First Floor
Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 141.0 sq. metres (1517.7 sq. feet)