



## 24 RUMDEWAN KINGSKETTLE, KY15 7QR

£310,000  
FREEHOLD

New for sale a Beautiful Extended Traditional Detached Villa updated by the present owners enjoying open aspect to front, situated in a prime residential location in much loved village. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market this superb family home comprising: Entrance Porch - Entrance Hall - Sitting Room - Three Double Bedrooms Master En-Suite - Generous Dining Kitchen - Bathroom/WC. Floored Attic prime for conversion. Benefitting from DG - CGH - EPC E - HOME REPORT £310,000. Externally large, gated driveway provides off street parking for several vehicles. Extensive mature/ established gardens, secluded sitting / patio areas enjoying privacy & seclusion. Summerhouse & timber sheds provide storage. Early Viewing Recommended as properties rarely come to the market in this location.



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# 24 RUMDEWAN

- BEAUTIFUL EXTENDED TRADITIONAL DETACHED VILLA
- EXTENSIVE PRIVATE SECLUDED GARDENS • DG - CGH - EPC E - HOME REPORT £310,000 • LARGE DRIVE TO PARK SEVERAL VEHICLES • 3 DOUBLE BEDROOMS MASTER EN-SUITE • SITTING ROOM WITH FIREPLACE - BATHROOM • GENEROUS DINING KITCHEN • PORCH - ATTIC ROOM- SUMMERHOUSE - 2 SHEDS • SOUGHT AFTER LOCATION • VIEWING HIGHLY RECOMMENDED



## FULL DESCRIPTION

New for sale a Beautiful Extended Traditional Detached Villa updated by the present owners enjoying open aspect to front over surrounding countryside, situated in a prime residential location in much loved village. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market this superb family home comprising: Entrance Porch - Entrance Hall - Sitting Room - Three Double Bedrooms Master En-Suite - Generous Dining Kitchen - WC. Floored Attic prime for conversion. Benefiting from DG - CGH - EPC E - HOME REPORT £310,000. Externally large, gated driveway provides off street parking for several vehicles. Extensive mature/ established gardens, secluded sitting / patio areas enjoying privacy & seclusion. Summerhouse & timber sheds provide storage. Early Viewing Recommended as properties rarely come to the market in this location.

## LOCATION

Kingskettle is a small sought-after village situated in the Howe of Fife between Glenrothes and Cupar, and approximately one mile from the railway station at Ladybank & 5 miles from the mainline station at Markinch. The village offers primary school, restaurant, pub, and sandwich shop. The village is perfectly located for commuting to Perth, Dundee, Glenrothes and Edinburgh & beyond.

## ENTRANCE PORCH

Security door. SG windows. Tiled floor. French doors to entrance hall.

## ENTRANCE HALL

Provides access to all ground floor accommodation with concealed stairs to first floor. Under stairs storage.

## SITTING ROOM

Spacious main public room with solid fuel fireplace. DG window to front with open aspect. Shelved alcove. Carpet.

## MASTER BEDROOM

Spacious main double bedroom with double wardrobe. DG window to front with open aspect. Carpet.

## EN-SUITE SHOWER-ROOM

Modern suite to include double shower with clear screens, wash hand basing, low level wc. Fitted storage running width of room. DG window. Extractor fan

## BEDROOM 2

Bright second double bedroom with double wardrobe. DG window. Carpet.

## SEP WC

To include wash hand basin, low level wc. DG window.

## DINING KITCHEN

Generously proportioned social space features a range of wall & base cabinets, hardwood worktop

surface, inset 1.5 sink & mixer tap. Integrated 5 burner gas hob, double oven. Dishwasher. 2 DG windows to rear. Space for family size table & chairs in addition to range of free-standing furniture.

Security door.

#### **STAIRS TO FIRST FLOOR**

Accessed from main entrance to first floor.

#### **BEDROOM 3**

Flexible third double bedroom currently utilised as a second sitting room. DG skylight. SG window to side. Open aspects.

#### **ATTIC ROOM**

Perfect for conversion to additional living space currently storage facility. DG skylight. Flooring, Power & light. Currently utilised as a home office.

#### **FRONT GARDEN**

Walled front garden stone chipped with plants/ shrubs.

#### **OFF STREET PARKING**

Gated stone chipped driveway provides off street parking for several vehicles.

#### **PRIVATE REAR GARDEN**

Extensive mature/ private gardens with secluded sitting/ patio areas fully enclosed. Established plants, shrubs, trees. Lawn. 2 Timber sheds & Summerhouse.

#### **SUMMERHOUSE**

#### **AGENTS NOTE**

Property recently re-wired throughout.

**24 RUMDEWAN**



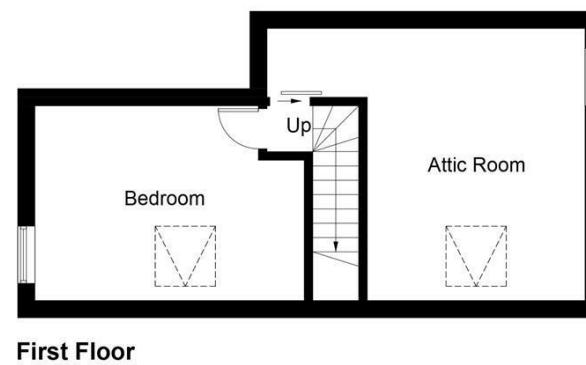
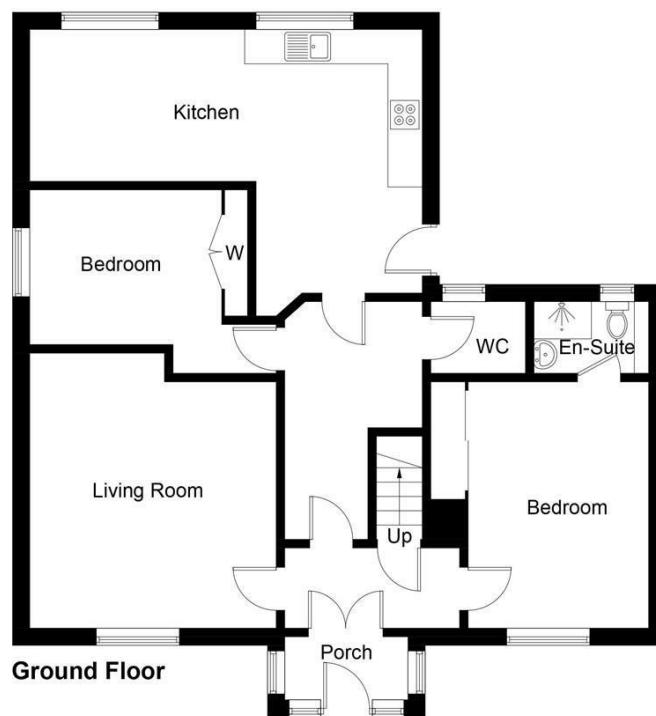


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205221)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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