



## 4 RAMORNIE MILL FARM COTTAGE LADYBANK, KY15 7TH

£189,995  
FREEHOLD

New for sale & situated in an idyllic semi-rural setting with countryside aspect to front & rear this Extended Semi-Detached Cottage is a true gem for those looking for a property with potential to add value. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a property enjoying country living close to all local amenities & road/ rail network comprising: Entrance Hall - Lounge/ Diner - Dining Kitchen - Conservatory - Two Double Bedrooms - Shower-Room/WC. Benefitting from DG - Back Boiler Heating/ Water from Solid Fuel Fire - EPC F - Home Report £195,000. View Now!



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your local property experts

# 4 RAMORNIE MILL FARM

- EXTENDED TRADITIONAL SEMI DETACHED COTTAGE
- TWO DOUBLE BEDROOMS • GENEROUS LOUNGE/ DINER • DINING KITCHEN - CONSERVATORY
- SHOWER-ROOM/WC • DG- SOLID FUEL HEATING - EPC
- OFF STREET PARKING - ENCLOSED GARDEN • SEMI RURAL POSITION
- STUNNING LOMOND HILLS VIEWS • VIEW NOW!



## FULL DESCRIPTION

New for sale & situated in an idyllic semi-rural setting with countryside aspect to front & rear this Extended Semi-Detached Cottage is a true gem for those looking for a property with potential to add value. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a property enjoying country living close to all local amenities & road/ rail network comprising: Entrance Hall - Lounge/ Diner - Dining Kitchen - Conservatory - Two Double Bedrooms - Shower-Room/WC. Benefiting from DG - Back Boiler Heating/ Water from Solid Fuel Fire - EPC F - Home Report £195,000. View Now!

## LOCATION

The property occupies a semi-rural location close to the Fife village of Pitlessie & Ladybank, just off the A914 Glenrothes/Cupar road. There are a handful of other properties in the immediate vicinity which are of a comparable class of construction. A range of local shops, school and public transport facilities are available within reasonable proximity.

## ENTRANCE HALL

Security door leads to spacious entrance & all accommodation on 1 level. Loft access. Double store cupboard.

## LOUNGE/ DINER

Generous main public room with open fireplace. DG window to front with countryside aspect. High ceiling. Access to kitchen.

## DINING KITCHEN

Well proportioned & fitted with wall & base cabinets, wipe clean worktop, inset sink. 2 Deep store cupboards. Integrated electric hob, oven. DG window to rear.

## CONSERVATORY

Flexible extension with rear garden aspect. DG window & security door.

## BEDROOM 1

Spacious double bedroom with fitted wardrobe. High ceiling. DG window to front with countryside aspect.

## BEDROOM 2

Second double bedroom. High ceiling. DG window to rear.

## SHOWER-ROOM/WC

Modern suite to include double shower, wash hand vanity unit, low level wc. Downlighting. Chrome radiator.

## OFF STREET PARKING

Adjacent to gable of property with fence which could be removed to provide additional parking & in turn access to Garage.

## GARAGE

Single garage. Up & over door.

## EXTERNAL

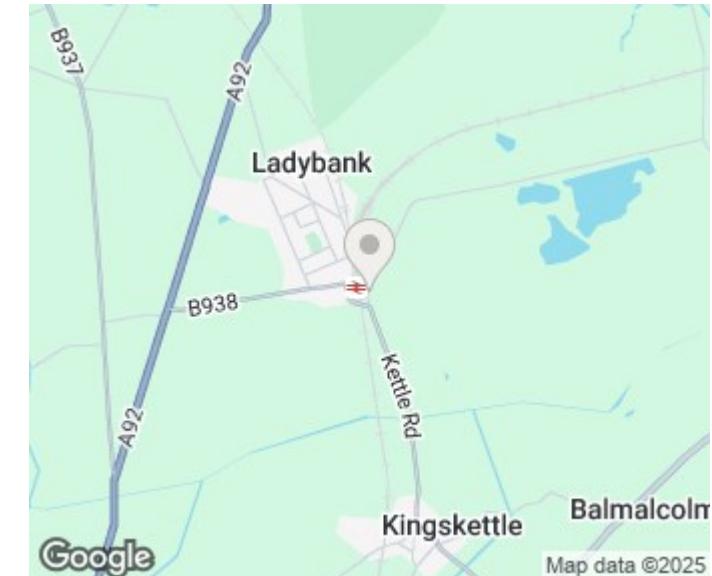
Generous enclosed rear garden. Paved patios, stone chips, lawn. Scope to extend further subject to planning.

## 4 RAMORNIE MILL FARM





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1155968)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		29
(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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