



ROLLOS

GLADNEY HOUSE, 10 GLADNEY

CERES KY15 5LT

- Impressive stone built villa on a quiet no through road
- Porch
- Lounge & Dining Room
- Fitted dining kitchen & Utility
- Six good-sized bedrooms
- Family bathroom & Shower room
- GFCH & DG
- Double garage, parking area, shared access
- Delightful mature garden

Gladney House is a very impressive, unique property positioned on a quiet no through road. Internally the property has been enhanced creating a superb spacious family house. Some internal decoration is required.

The accommodation offered comprises of a front porch, spacious hallway, impressive lounge and dining room. Within the rear hallway there is a recently upgraded fitted breakfasting kitchen, utility, recently upgraded shower room and guest bedroom. A staircase leads to the upper level where there is a split landing leading to bedroom two. On the main level, there are a further four good- sized bedroom and a recently upgraded bathroom.

A door with small glazed panes leads into the porch. Parquet flooring. A further glazed door with glazed side panels leads into the hallway. Exposed flooring.

The lounge offers a feature brick recess fireplace with multi fuel stove. Double-glazed windows to the front with deep sill. Window to the side.

The dining room offers a double window overlooking the front garden.

The kitchen has been recently upgraded with attractive white base and wall units with complementing work surfaces and coloured sink with drainer. Triple window to the side. Integral dish washer, electric hob and double oven. The upgraded utility offers windows to the back. Feature tiled wall. Deep walk-in cupboard with space for appliances. The larder fridge will not be included in the marketing price.

Within the hallway there is a feature glazed display.

The upgraded shower room is fitted with a w.c., wash hand basin and corner shower with mixer shower. Opaque window.

The guest bedroom offers two windows to the side. Recess lighting.

A staircase leads to the upper level. Bedroom two is accessed via a split-level landing. This room has a double window and an original window to the rear. Laminate flooring.

Within the main landing there is a deep walk-in cupboard with window, which could be used as a study.

The master bedroom offers a double window to the front, which looks over the garden, and a window to the side. Built-in wardrobes.

The family bathroom is fitted with a w.c., wash hand basin and bath. Ceramic floor tiling. Opaque window.

The fourth bedroom has a picture window to the side. Built-in wardrobes. The fifth bedroom has a window to the side. The sixth bedroom has windows to the front and rear.

From the upper hallway, a door leads to the side garden area via external steps.

There is a gas fired central heating system and most windows are double-glazed.

To the front of Gladney House there is a very impressive well stocked garden, which is filled with a vast selection of mature trees and shrubs. It should be noted that the playhouse will not be included in the marketing price but the greenhouse will.

There is a further enclosed area to the side which is laid to lawn. Quiet seating area.

There is a double garage offering parking and storage. Parking area. Shared driveway.



ROOM SIZES

Lounge	5.55 x 3.70 (18'3" x 12'2")
Dining Room	3.15 x 5.54 (10'4" x 18'2")
Fitted Kitchen	3.26 x 4.12 (10'8" x 13'6")
Utility	3.03 x 1.80 (9'11" x 5'11")
Guest Bedroom	2.46 x 4.82 (8'1" x 15'10")
Master Bedroom	3.84 x 4.66 (12'7" x 15'3")
Bedroom	3.05 x 5.50 (10'0" x 18'1")
Bedroom	3.27 x 3.56 (10'9" x 11'8")
Bedroom	3.21 x 2.64 (10'6" x 8'8")
Bedroom	4.56 x 4.00 (15'0" x 13'1")
Bathroom	2.76 x 1.67 (9'1" x 5'6")
Shower Room	1.68 x 3.42 (5'6" x 11'3")





INCLUDED

All fitted carpets, fitted floor coverings, built-in kitchen appliances where mentioned and greenhouse will be included in the marketing price.

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

VIEWING

By Appointment Through Our Cupar Office Telephone
01334 654081

COUNCIL TAX BAND F

EPC RATING C

FLOOR AREA 201sq m





Ground Floor, demonstrative only



First Floor, demonstrative only



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solicitors & estate agents

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Contact our Property Department at any of our offices.

67 Crossgate, Cupar, Fife KY15 5AS
Tel: 01334 654081 Fax: 01334 656350
e-mail: cupar@rollos.co.uk

36 Cupar Road, Auchtermuchty, Fife KY14 7DD
Tel: 01337 828775 Fax: 01337 827102
e-mail: auchtermuchty@rollos.co.uk

6 Bell Street, St Andrews, Fife KY16 9UX
Tel: 01334 477700 Fax: 01334 478282
e-mail: standrews@rollos.co.uk

North House, North Street, Glenrothes, Fife KY7 5NA
Tel: 01592 759414 Fax: 01592 754530
e-mail: glenrothes@rollos.co.uk

Web site: www.rollos.co.uk

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