



pagan osborne

Legal, financial and property specialists

KETTLEBRIDGE

SILVERDALE

14 BACK PARK  
KY15 7QB

# SILVERDALE

Silverdale is a most impressive architect designed home which has been thoughtfully planned affording generous accommodation over 2 levels. The feature glass central atrium affords a focal point to the house as well as providing ample natural light.

**14 BACK PARK, KETTLEBRIDGE, KY15 7QB**





The adaptable and beautifully presented accommodation comprises on the ground floor; entrance vestibule, reception hall, deep cloaks cupboard, sitting room, and study, formal dining room with a sliding glass door to a covered patio, dining kitchen and utility room with granite worktop, stainless sink and storage cupboards. The kitchen boasts granite worktops and integral dishwasher, oven and hob. One of the bedrooms and the family bathroom are located on the ground floor to the rear of the house in almost a private wing. The first floor accommodates the drawing room which enjoys elevated open views over the country toward the

Lomond hills, master bedroom with fitted wardrobes and en suite shower room, 2 further bedrooms both with fitted wardrobes, further shower room, airing cupboard and eaves storage. The superb location, views, generous proportions of the property, fine quality of fixtures and fittings need to be seen to fully appreciate all this fine home has to offer.

Externally to the front there is a driveway for off-street parking and a small garden. The rear gardens are accessed via a driveway to the side of the property and to the left of Silverdale. The rear gardens are principally laid to lawn with a driveway and garage in position.



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Kettlebridge is a delightful village, located off the A914, midway between Cupar and Glenrothes. There is a local primary school, shopping and public house, and a regular bus service connecting the area to Cupar where there is more extensive facilities such as secondary schooling at Bell Baxter and further education at Elmwood College. St Andrews offers the well known university and golf courses. For the commuter there is a railway station in nearby Ladybank, which provides connections to Dundee, Perth and Edinburgh.













# SILVERDALE

## Extras / General Remarks

It should be noted that all fitted carpets and floor coverings are to be included in the sale price.

EPC E

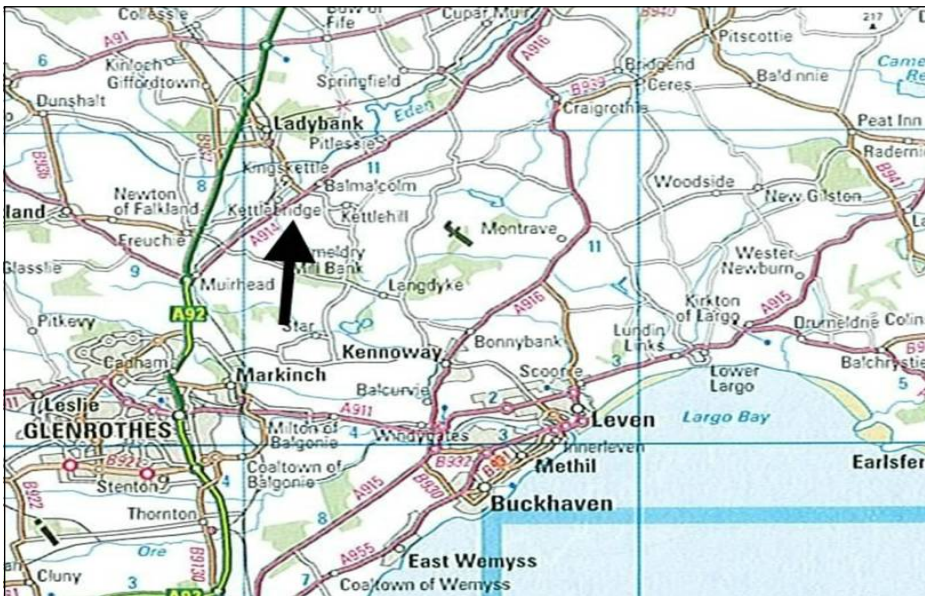
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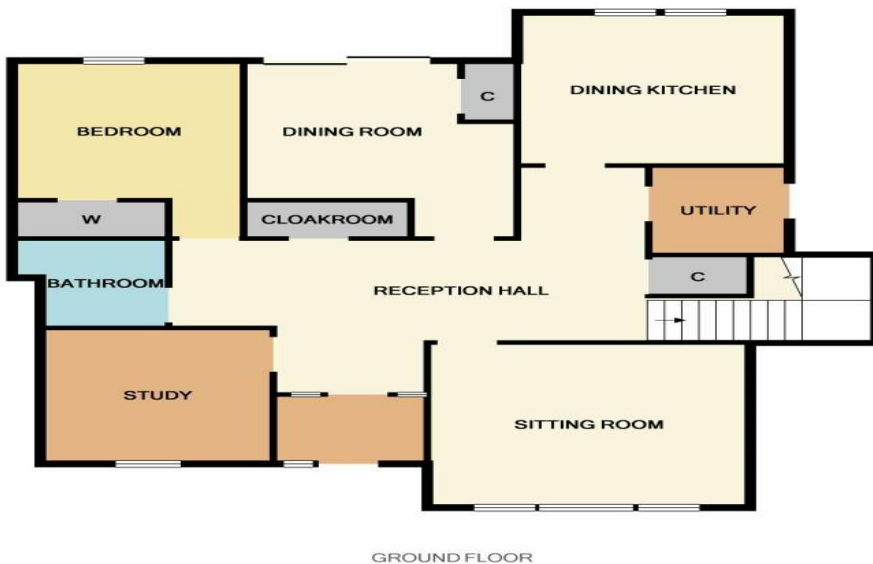




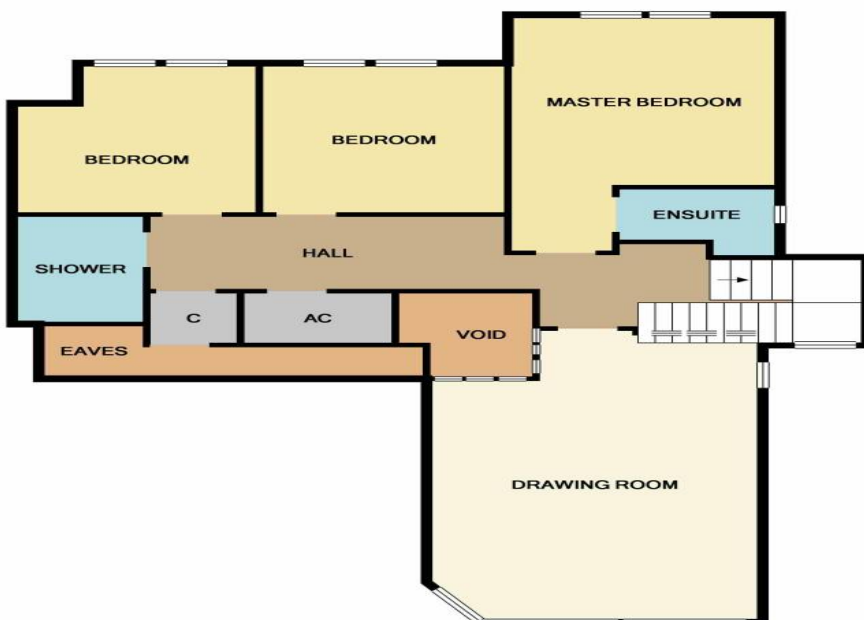
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**Travel directions**

From Cupar continue out past Tesco and carry on through Pitlessie and Balmalcolm. On entering Kettlebridge take the third right into Back Park where our 'For Sale' board will be in evidence.



GROUND FLOOR



1ST FLOOR

**Room Dimensions**

- Lounge (22'2" x 13'3") 6.76m x 4.04m
- Dining room (11'11" x 10'11") 3.63m x 3.33m
- Sitting room (15'3" x 14'5") 4.65m x 4.39m
- Dining kitchen (17'5" x 10'3") 3.12m x 5.31m
- Master bedroom (17'6" x 11'2") 5.33m x 3.40m
- En-suite shower room (8' x 3'9") 2.44m x 1.18m
- Bedroom (12'10" x 9'5") 3.91m x 2.87m
- Bedroom (10'5" x 9'9") 3.18m x 2.97m
- Bedroom (10'5" x 9'8") 3.18m x 2.95m
- Bathroom (6'13" x 5'3") 1.86m x 1.63m
- Study (9'5" x 9'4") 2.87m x 2.84m
- Utility (7' x 5'8") 2.13m x 1.74m



**We offer a free no obligation property valuation service and a free 360 Lifestage Review - call or ask our property team for more information**

#### AGENTS NOTE

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