

FOR SALE



Gladney, Ceres
Offers Over £310,000


MARTIN&CO

Gladney, Ceres

Offers Over £310,000

- Impressive stone built villa
- quiet no through road
- Fitted dining kitchen & Utility
- seven good-sized bedrooms
- Family bathroom & Shower room

Gladney House is a very impressive property positioned on a quiet no through road. Internally the property has been enhanced creating a superb spacious family house. The accommodation offered comprises of a front porch, spacious hallway, impressive lounge. Off the rear hallway there is a recently upgraded fitted breakfasting kitchen, utility, recently upgraded shower room and two bedrooms. 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 bedrooms and a recently upgraded bathroom. A glazed door leads into the porch. A further glazed door leads into the hallway. 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 kitchen has been upgraded with attractive white base and wall units with complementing work surfaces and sink with drainer. Triple windows to the side. Integral dishwasher, electric hob



LOUNGE 18' 3" x 12' 2" (5.56m x 3.71m)

KITCHEN/BREAKFAST ROOM 10' 8" x 13' 6" (3.25m x 4.11m)

UTILITY ROOM 9' 11" x 5' 11" (3.02m x 1.8m)

BEDROOM 8' 1" x 15' 10" (2.46m x 4.83m)

BEDROOM/DINING ROOM 10' 4" x 18' 2" (3.15m x 5.54m)

SHOWER ROOM 5' 6" x 11' 3" (1.68m x 3.43m)

BEDROOM 12' 7" x 15' 3" (3.84m x 4.65m)

BEDROOM 10' 0" x 18' 1" (3.05m x 5.51m)

BEDROOM 10' 9" x 11' 8" (3.28m x 3.56m)

BEDROOM 10' 6" x 8' 8" (3.2m x 2.64m)

BEDROOM 15' 0" x 13' 1" (4.57m x 3.99m)

FAMILY BATHROOM 9' 1" x 5' 6" (2.77m x 1.68m)

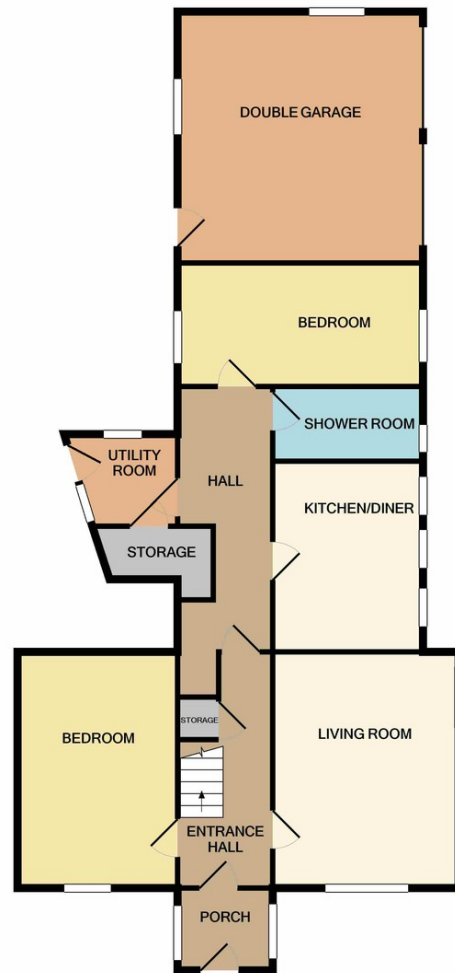


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 63	Potential: 80
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 54	Potential: 74
EU Directive 2002/91/EC	

Address:
10 GLADNEY CERES, CUPAR KY15 5LT
Reference:
10797





1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

Martin & Co Dundee

33 Albert Square • Meadowside • Dundee • DD1 1DJ
T: 01382 313580 • E: dundee@martinco.com

01382 313580

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

