



# FORDS

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**22 Rosebank Homes, Leuchars,  
2 Double Bed Detached Park Home  
Offers in the Region of £99,950**

**FORDS PROPERTY** are delighted to present to the market this sought after and rarely available, stunning Omar Oulton Excel detached Park Home located within the highly sought after Rosebank Park Homes site in Leuchars. The property is well proportioned and offers flexible living accommodation. The site is located with ease of access to local amenities including health, shopping and transport and is only a short drive from Cupar, St Andrews and Dundee. Accommodation comprises of: Entrance Hallway, Lounge, Modern Kitchen, Two Double Bedrooms (master en-suite), Bathroom, Mono blocked driveway, Gardens, DG and GCH.

### General Description

FORD PROPERTY are delighted to present to the market this sought after and rarely available, stunning Oulton Excel detached Park Home located within the highly sought after Rosebank Park Homes site in Leuchars.

Rosebank Park Homes is located within the sought after Fife town of Leuchars. Leuchars is best known for the adjoining Royal Air Force base, RAF Leuchars, which was established in 1920. The town is also located close to the pleasant town of Cupar, historic town of St Andrews and the city of Dundee. The site is located close to all amenities including shopping, health and transport with the railway station lying on the main east-coast Scotland rail line.

The site has been developed for the over 45's and no one under the age of 5 is allowed to live on site. It provides the perfect retirement environment for the prospective purchaser. The park homes have been designed magnificently with luxurious fittings and fixtures, high standard finishing's, quality furnishings and low maintenance gardens.

On entrance to the home you are greeted with a bright and modern entrance L-shaped hallway leading to all other apartments. There is a cupboard for storage space, radiator, smoke alarm and it is carpeted.

The spacious L-shaped lounge/dining room of the home is located with front and side double glazed windows engulfing the room with light. The lounge/dining area is of modern décor with carpet floor covering. There is also a wall mounted electric fireplace within the lounge providing a feature focal point.



The luxurious kitchen of the property is located to the right side of the home with a view to the side garden and driveway. This contemporary kitchen comes complete with integrated appliances to include hood, hob and oven, fridge/freezer and washing machine (many of these appliances have never been used) The modern kitchen is well equipped with an array of wall and floor units with coordinating granite worktops. To the walls of the kitchen there is modern ceramic tiling and wooden flooring. There are ample power points and the boiler is also discreetly housed in a wall unit. A rear door provides access to the side of the property and driveway.



The master bedroom of the home is located to the right side of the home with large double glazed window providing pleasant views to the gardens.



This bright and well proportioned room has an en – suite and a walk in wardrobe with lighting, heating and fuse box. The stylish en – suite of the property comprises two piece white suite with freestanding shower cubicle with electric shower.



The second double bedroom of the home is a well proportioned room with modern décor, carpet floor covering and built in storage. It looks onto the

The bathroom of the property is located to the left side and comprises three piece suite. This room is partially tiled with contemporary finishing's. There is a small cupboard for additional storage.

Externally the property is surrounded by a lawn which a paved pathway leading around the property. There are also stylish areas of chipped stones. The gardens have been designed for ease of maintenance to the prospective purchaser. To side there a mono blocked driveway with parking for one car.

The property benefits from BT telephoning cable which was installed by the current owner.

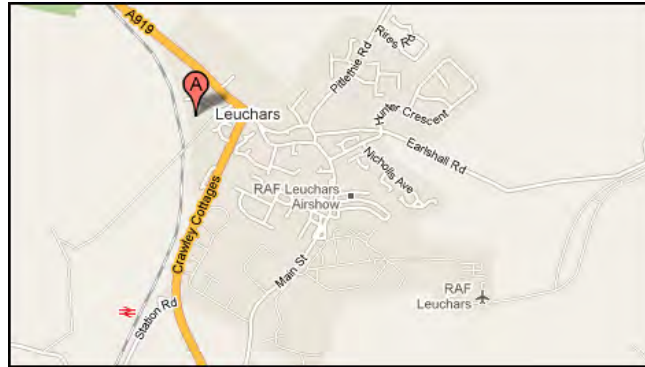


**EARLY VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT**

## Location and Amenities

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## Map



## Pitch/Site Fees

There is an annual charge which is currently at £130 per annum. This is reviewed every three years and includes water and sewerage charges.

## Utility Suppliers

Electricity - Site billed as whole and paid directly to Site Manager.  
Gas - Scottish Gas  
Water - Scottish Water

## Extras

Included in the sale price are all carpets and floor coverings, light fittings, fixtures and all furnishings. Within the kitchen all integrated appliances are also included as well as the washing machine. The outside shed is also included.

## Room Dimensions

<b>Lounge</b>	17'11 x 19'5	(5.47m x 5.91m)(at widest & longest)
<b>Kitchen</b>	14'4 x 9'3	(4.38m x 2.81m)
<b>Bedroom 1</b>	10'7 x 9'3	(3.22m x 2.82m)
<b>En-Suite</b>	5'7 x 5'0	(1.70m x 1.53m)
<b>Bedroom 3</b>	10'8 x 9'5	(3.42m x 2.87m)(at widest & longest)
<b>Family Bathroom</b>	5'8 x 6'3	(1.72m x 1.91m)

## Park Home Dimension

40ft x 20ft

## Home Report

Please note that the Home Report for this property is available on request. Please contact our office for further details.

## Viewing

If you would like to view this property please contact us to arrange an appointment. We will gladly assist you with any information you require or further advice that is needed. Telephone: 01592 640630, Email: [property@fords-solicitors.co.uk](mailto:property@fords-solicitors.co.uk)

## FREE Pre-Sales Valuations

If you are to be selling your own property, you are welcome to contact our property department for a free, no-obligation valuation and a quotation for our services. We have many registered buyers and existing clients looking to buy all types of property.

While every care has been taken preparing these particulars, which the selling agents believe to be correct, no guarantee can be given as to their accuracy, and they shall not form part of any contract. Prospective purchasers should satisfy themselves as to all the details contained herein. All measurements are by sonic measuring device and are approximate. If you wish to arrange to view this property or require any further information or advice, please contact Fords, solicitors and estate agents using the contact details above.