



3 Hill Street, Strathmiglo, Cupar, KY14 7QY
Offers Over £270,000

 **Fife
Properties**

CHARMING 3 Bedroom Cottage with modernised interior, located in the PICTURESQUE village of Strathmiglo with EXCELLENT COMMUTER links for Perth, Edinburgh and beyond. This delightful property boasts a bright and spacious layout with a generous garden making this an ideal family home. Accommodation: Hall, living room, dining kitchen, master bedroom with an ensuite shower room, 2 further double bedrooms and a bathroom. DG. GCH. Enclosed Garden. PERSONAL PROPERTY TOUR available online.



DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with opaque double-glazed inlets leading into the main hallway through a spacious vestibule. Cupboard provides shelving/storage space. Hatch provides access to the roof space. Coving. Radiator. Carpeted.

LIVING ROOM

16'9" x 11'8" (5.11m x 3.58m)

Bright living room with 3 double-glazed windows to the side. Coving. Radiator. Carpeted. Double-glazed sliding patio doors provide additional natural light and access to the rear garden.

DINING KITCHEN

20'6" x 7'8" (6.25m x 2.34m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with coordinating worktops and splashbacks. Coordinating cupboard houses the gas central heating condensing combi boiler. Freestanding gas range cooker with twin ovens below. Ample space for additional freestanding appliances and dining furniture. Double-glazed window to the rear. Coving. Radiator. Laminate flooring. Double-glazed UPVC door and patio doors provide access to the rear garden.

MASTER BEDROOM

15'11" x 9'8" (4.86m x 2.97m)

Good-sized double bedroom with a double-glazed window to the front. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

5'9" x 5'9" (1.76m x 1.76m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Fully tiled. Heated towel rail. Tiled flooring.

BEDROOM 2

11'7" x 7'7" (3.54m x 2.33m)

Additional double bedroom with a double-glazed window to the front. Coving. Radiator. Carpeted.

BEDROOM 3

16'9" x 11'2" (5.12m x 3.41m)

Further double bedroom with a double-glazed window to the front. Radiator. Carpeted.

BATHROOM

8'3" x 5'11" (2.52m x 1.81m)

4-piece suite comprising: W.C, vanity wash hand basin, bath and a shower enclosure with sliding doors and a thermostatic control shower. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

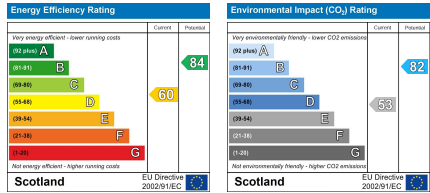
A generous garden enclosed within a timber fence making this an ideal space for children and pets. Ample space for garden furniture and entertaining. The garden is mainly laid to lawn with several trees and scope to add your own touch. A timber shed provides outdoor storage space. A timber gate to the side of the property provides access from Hill Street.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







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