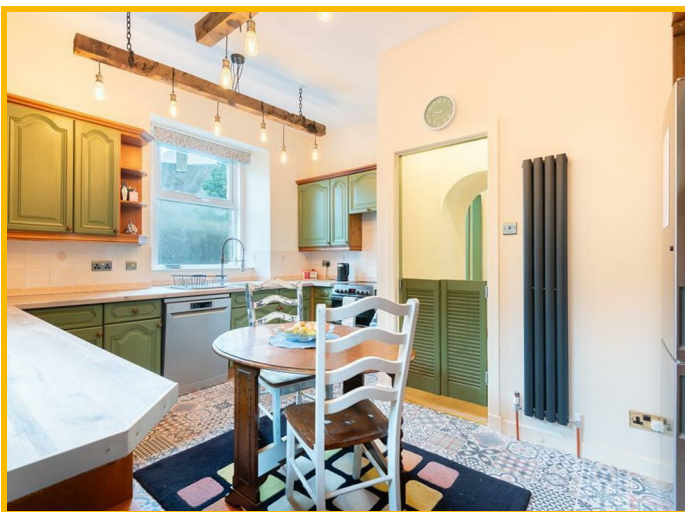




2 Orchard Flat, Auchtermuchty, Cupar, KY14 7DL

Offers Over £190,000

BEAUTIFUL 3 Bedroom Ground Floor Apartment positioned in a PERIOD PROPERTY offering spacious living with charming features throughout while benefitting from a LARGE PRIVATE GARDEN, off street parking and a 'Dutch Barn' ideal for use as a garage, workshop or a home office space. Located a short walk from local amenities including Primary School with Ladybank and Markinch Train Stations providing excellent commuter links for Dundee, Edinburgh and beyond. Accommodation: Hall, living room, dining kitchen, 3 double bedrooms, bathroom and a utility room. Partial DG. GCH. Garden. Storeroom. Driveway. Dutch barn. PERSONAL PROPERTY TOUR available online.



LOCATION

Auchtermuchty is situated on the edge of the Howe of Fife nestling in the hills of north-east Fife. The M90 and A92 are close by which provide easy access for commuting to Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Nursery and primary education are served locally with secondary education delivered nearby at Bell Baxter High School in Cupar. Recreationally this is the perfect place for those seeking the great outdoors with nature walks, parks, great cycling routes and local sports clubs. Auchtermuchty is steeped in history dating back to Roman times, after all where else would you find streets named "Kilnheugh", "Mournipea", "Back Dykes" or "The Gladgate" making this a great lifestyle place to live.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door leading into the spacious inner hall via a beautifully mosaic tiled vestibule. 2 cupboards provide shelving/hanging/storage space. Dado rail. Radiator. Exposed timber flooring.

LIVING ROOM

13'11" x 12'11" (4.26m x 3.95m)

Bright living room with 2 double-glazed windows to the front overlooking the garden. Feature fireplace with a log burning stove set on a slate hearth with a timber and tiled surround. Cupboard provides shelving/storage space. Coving and dado rail. Radiator. Carpeted.

DINING KITCHEN

14'2" x 12'6" (4.34m x 3.83m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Ample space for several freestanding appliances and dining furniture. Double-glazed window to the rear and side. Additional fixed storage space. Vertical radiator. Vinyl flooring. Timber door leads to the garden and storeroom.

BEDROOM 1

13'6" x 9'4" (4.12m x 2.86m)

Bright double bedroom with 2 double-glazed windows to the front overlooking the garden. Shelved alcove provides display/storage space. Coving, ceiling rose and dado rail. Carpeted.

BEDROOM 2

13'5" x 9'6" (4.11m x 2.92m)

Additional double bedroom with a double-glazed window to the side. Open wardrobe provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

11'0" x 8'0" (3.36m x 2.46m)

Further double bedroom with 2 double-glazed windows to the front currently utilised as a dining room. Cupboards provide ample storage space and housing for the gas central heating condensing combi boiler. Radiator. Carpeted.

BATHROOM

7'5" x 5'9" (2.28m x 1.76m)

3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and an electric shower unit above. Cupboard provides shelving/storage space. Opaque double-glazed window to the rear. Partially tiled/wet walled. Radiator. Vinyl flooring.

UTILITY ROOM

8'0" x 5'8" (2.46m x 1.74m)

Convenient utility room with a stainless steel sink unit and space for freestanding appliances. Fixed shelving/storage space. Single-glazed sash and case window to the rear. Radiator. Vinyl flooring.

GARDEN

The property benefits from an extensive, private garden bursting with opportunity for a keen gardener to add their personal touch. The garden is mainly laid to lawn with borders containing an array of plants, shrubs and trees. Raised veg boxes are ideal for growing your own home

produce. At the far end of the garden is a secluded spot with decking currently providing a great space for a hot tub and garden furniture to relax and enjoy time in the sun entertaining family and friends. This garden is fully enclosed providing a safe area for pets and children to play, with unique garden features for all ages to enjoy. A gravel driveway accessed via wrought iron gates provides off street parking and access to the Dutch barn. To the side of the property is a storeroom accessed from a shared pend at the rear of the property.

DUTCH BARN / GARAGE

18'6" x 15'5" (5.65m x 4.70m)

Fantastic Dutch barn provides an incredible workshop with an abundance of fixed storage and ample space to house a vehicle. The Dutch barn has its own circuitry providing light and power. A timber, glazed door to the rear provides an additional access point from the garden.

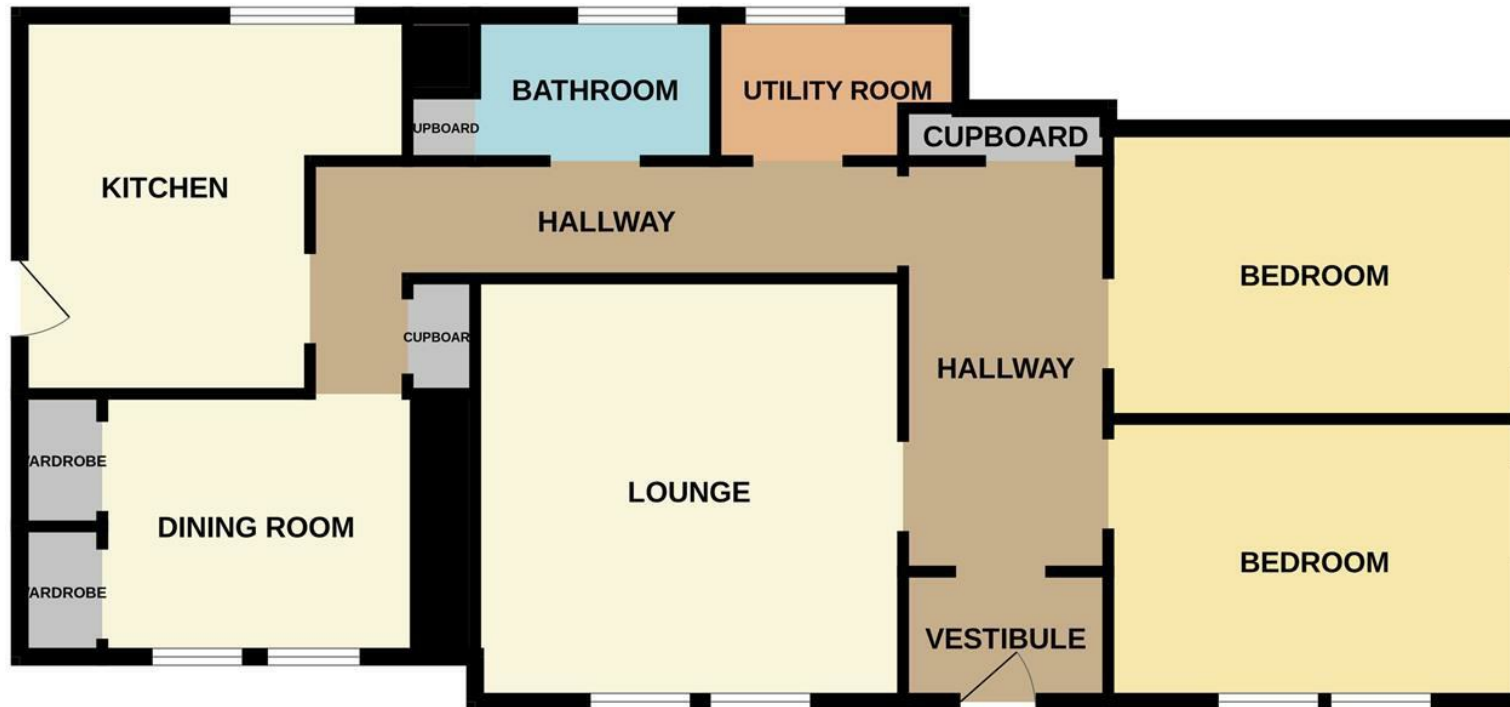
AGENTS NOTES

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

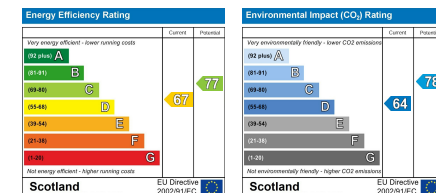




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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