



7 Kilnheugh, Auchtermuchty, Cupar, KY14 7BZ

Offers Over £100,000



CHARMING 3 Bedroom Ground Floor Flat offering spacious and modern interiors with TRADITIONAL FEATURES in the IDYLLIC town of Auchtermuchty. Situated a short walk from local amenities and Primary School with beautiful countryside walks on your doorstep. Great location for commuting needs with train station at Ladybank approx. 6.5 miles and the A91 providing access to the M90 for Perth and Edinburgh. Accommodation: Living room, dining kitchen, 3 bedrooms and a shower room. DG. GCH. 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.

ACCESS

The property is accessed via a UPVC door with an opaque double-glazed window leading directly into the dining kitchen.

DINING KITCHEN

16'9" x 9'1" (5.12m x 2.79m)

Fitted dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops, coordinating splashbacks and a 1.5 stainless steel sink. Integrated appliances include a 5-burner gas hob, extractor fan, oven and a dishwasher. Space to add dining furniture. Cupboard houses the gas central heating condensing combi boiler. Radiator. Laminate flooring. Doorway to the inner hall.

INNER HALL

Cupboard provides shelving/storage space. Radiator. Laminate flooring.

LIVING ROOM

14'11" x 13'5" (4.57m x 4.11m)

Spacious and bright living room with double-glazed sash and case windows to the front and side with a window seat

providing wood storage below. Open fireplace with a timber and tiled surround. Picture rail and ceiling rose. Radiator. Carpeted.

BEDROOM 1

8'3" x 7'11" (2.53m x 2.43m)

Good-sized bedroom with a double-glazed sash and case window to the side. Radiator. Carpeted.

BEDROOM 2

15'5" x 7'9" (4.70m x 2.37m)

Double bedroom with a double-glazed sash and case window to the front. Alcove provides display/shelving storage space. Feature exposed beam detail. Radiator. Carpeted.

BEDROOM 3

11'1" x 9'9" (3.38m x 2.99m)

Additional double bedroom with a double-glazed sash and case window to the front. Radiator. Laminate flooring.

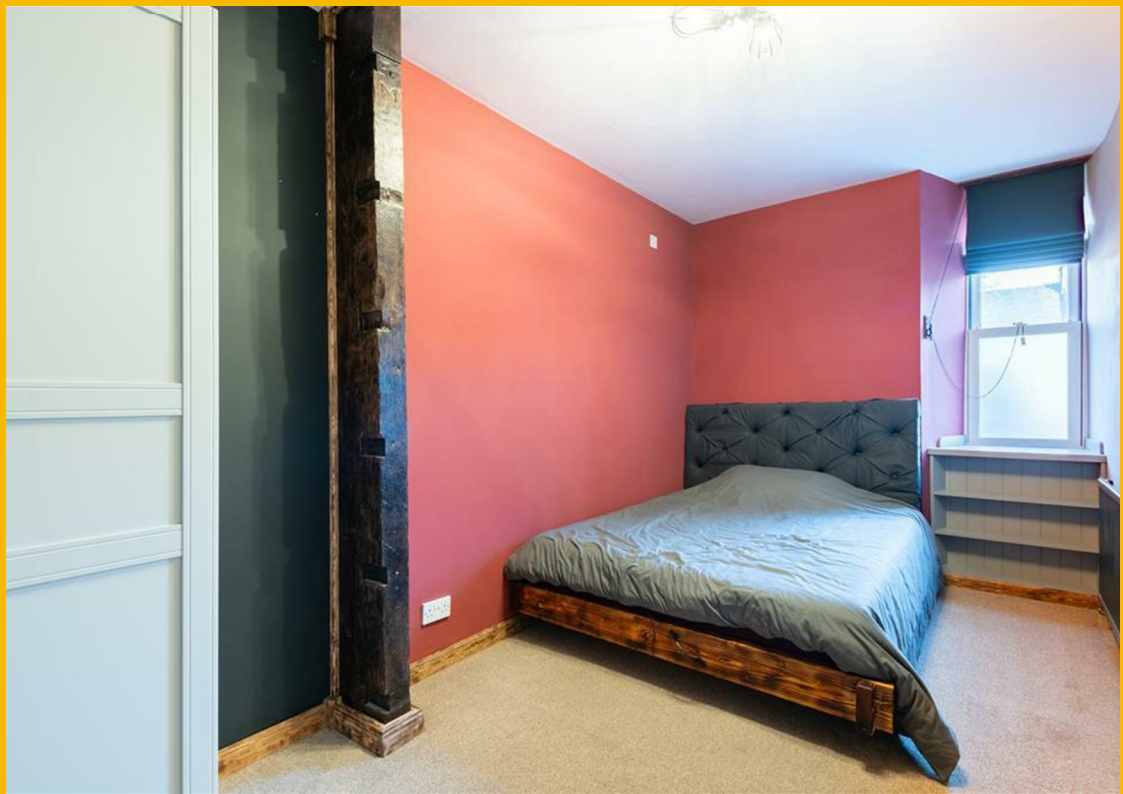
SHOWER ROOM

9'4" x 5'0" (2.85m x 1.54m)

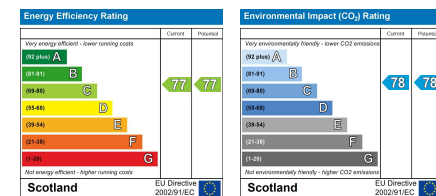
3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control rainfall shower. Partially wet walled / tiled. Radiator. Vinyl flooring.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.