

**1 Auchtermuchty Road, Dunshalt, Cupar, KY14 7ET**

**Offers Over £120,000**

Fife Properties

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WELL-PRESENTED 2 Bedroom Ground Floor Flat benefitting from spacious and contemporary interiors with front and rear gardens and a STUNNING VIEW towards the East Lomond Hill. Situated in a SOUGHT-AFTER location with a short drive to local amenities in Falkland, Auchtermuchty and Cupar, offering a quaint village lifestyle. Ladybank Train Station nearby provides excellent travel links with Dundee, Edinburgh and beyond. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Front and Rear Garden potential for off street parking subject to planning permission. PERSONAL PROPERTY TOUR available online.







## DIRECTIONS
Please contact agent for further information.

## HALL
Access is via a UPVC door with an opaque double-glazed window leading into the hallway through the front hall. Cupboard houses the gas central heating condensing combi boiler with additional storage space. Additional cupboard offers further storage. Radiator. Carpeted.

## LIVING ROOM
14'10" x 11'8" (4.53m x 3.58m)
Bright living room with 2 double-glazed windows to the front with a pleasant outlook. Cupboard provides shelving/storage space. Radiator. Carpeted.

## KITCHEN
11'8" x 6'8" (3.56m x 2.04m)
Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a 5-burner gas hob and an oven. Double-glazed window to the rear with a stunning view towards the East Lomond Hill. Vertical radiator. Tiled flooring.

## BEDROOM 1
12'6" x 11'1" (3.83m x 3.39m)
Spacious double bedroom with a double-glazed window to the front again with a pleasant countryside outlook. Radiator. Carpeted.

## BEDROOM 2
12'3" x 8'11" (3.75m x 2.72m)
Additional double bedroom with a double-glazed window to the rear with an uninterrupted view of the East Lomond Hill. Radiator. Carpeted.

## BATHROOM
7'10" x 4'5" (2.39m x 1.37m)
3-piece suite comprising: W.C, vanity wash hand basin and a bath with a pivot screen and a thermostatic control rainfall shower. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

## GARDEN
The property has a low maintenance front garden laid with gravel, potential to use this for off street parking subject to relevant planning permissions. The rear garden is laid with grass providing a blank canvas for a keen gardener to create a tranquil haven to enjoy the stunning views towards the East Lomond Hill.

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



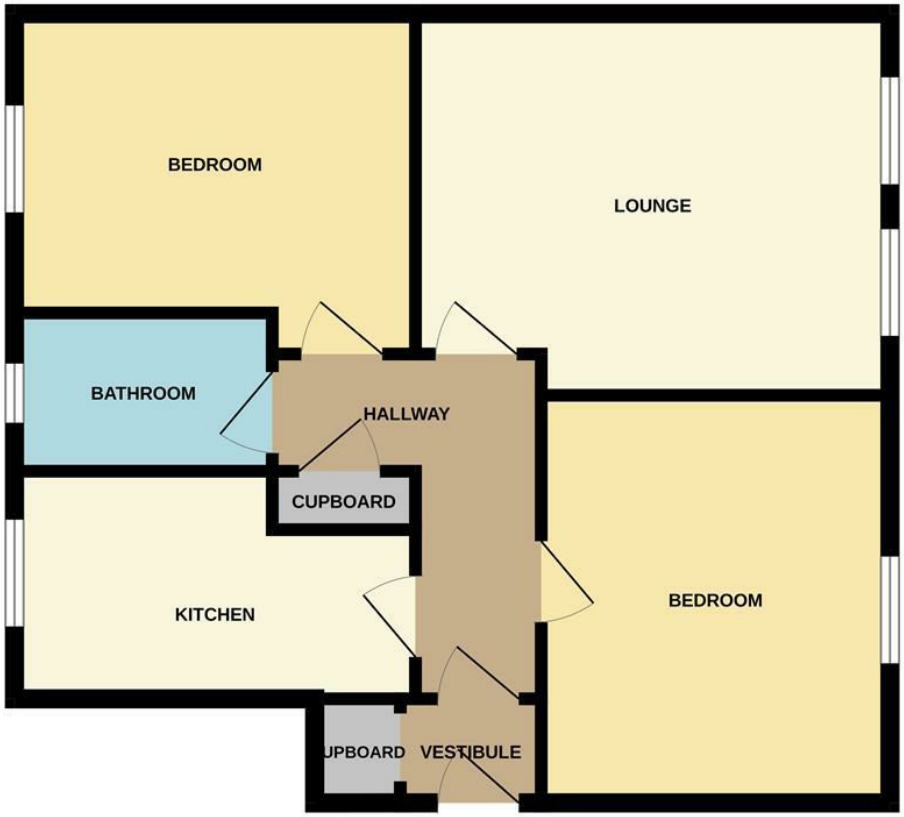








GROUND FLOOR




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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