



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 01592 800 695

**2 Park Close**  
 STRATHMIGLO, CUPAR, FIFE, KY14 7RA





# Strathmiglo

CUPAR, FIFE, KY14 7RA

*“... situated in the heart of the beautiful semi-rural village of Starthmiglo on the main thoroughfare ...”*

Strathmiglo is situated west of the Howe of Fife to the north of the Lomond Hills with the River Eden flowing through the village.

It is becoming increasingly fashionable due to its strategic location conveniently placed near the central motorway network to Perth, Edinburgh and Glasgow. Commuting is also convenient to Cupar, Kirkcaldy, St Andrews and Dundee.

The village has a primary school, nursery, local shop, village hall, parks, bowling green, public house and church all within easy walking distance. Secondary education is available in Cupar and Kinross and both of these towns have more extensive amenities close by.





## 2 Park Close

STRATHMIGLO, CUPAR, FIFE, KY14 7RA

We are delighted to offer for sale this duplex, three-bedroom maisonette flat, situated in the heart of the beautiful semi-rural village of Starthmiglo on the main thoroughfare.

This property would be a super acquisition for a variety of buyers, given its superb spot, offering great commuting links as well as being within a very short stroll to all local amenities and schooling catchments. Great emphasis has been placed on the creation of easily managed and free-flowing space. Room dimensions are generous, and the split-level accommodation (first and attic floor) has been arranged to offer both flexibility and a high level of individuality.

**The maisonette requires a level of re-decoration, modernisation and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the property to their own taste and style and add immediate value. Once completed, the property will offer well-proportioned room sizes with an abundance of living space, making this a super acquisition for either an investor or a DIY enthusiast. We are advised that rental potential is around £600 PCM and offers excellent potential for Airbnb.**

The maisonette is accessed via a stone staircase to the exterior leading to the main door. The accommodation comprises on the first floor: Entrance hall, lounge, kitchen/diner, a four-piece bathroom and a separate utility room. The attic floor comprises three well-proportioned bedrooms.

The specifications of this property also include gas central heating.

**DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.**



Lounge



Kitchen/Diner



Utility

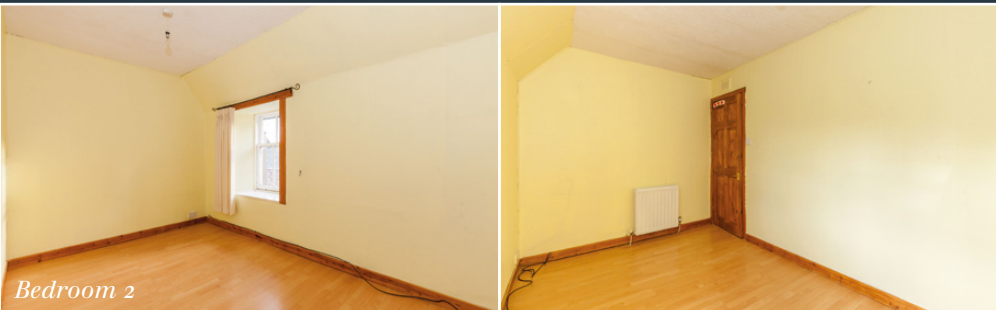


Hall





Master Bedroom



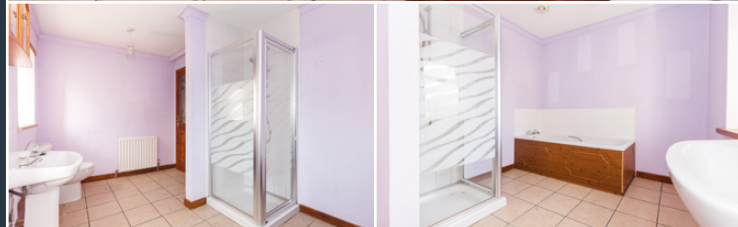
Bedroom 2



Bedroom 3

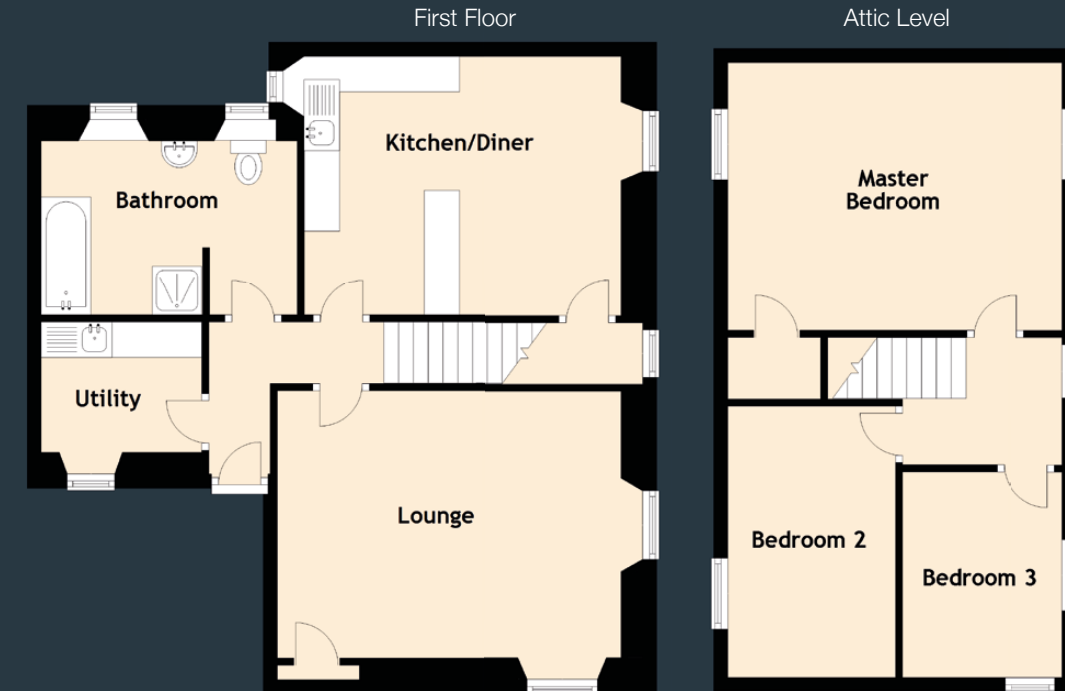


Bathroom



# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP



NEAR SCHOOLS

LOCAL AMENITIES

BUS LINKS

CONVENIENT ROAD LINKS

Approximate Dimensions (Taken from the widest point)	
First Floor	
Lounge	4.86m (15'11") x 3.77m (12'4")
Kitchen/Diner	4.48m (14'8") x 3.66m (12')
Utility	2.27m (7'5") x 1.84m (6')
Bathroom	4.00m (13'1") x 2.47m (8'1")
Attic Level	
Master Bedroom	4.72m (15'6") x 3.78m (12'5")
Bedroom 2	3.83m (12'7") x 2.37m (7'9")
Bedroom 3	2.90m (9'6") x 2.35m (7'9")
Gross internal floor area (m <sup>2</sup> ): 100m <sup>2</sup>   EPC Rating: D	

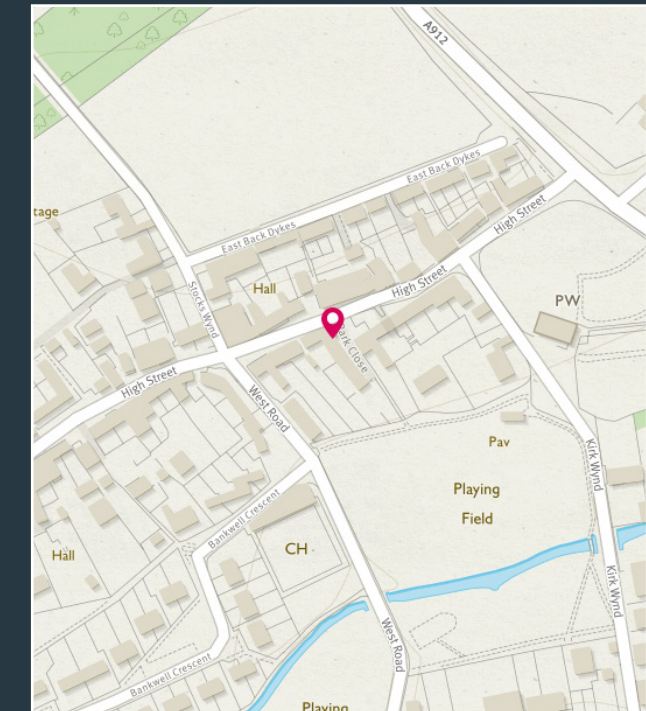


Image credit: <https://www.edmundsonsurvey.co.uk/surveys/>





*View from the property*

# **McEwan Fraser Legal**

**Solicitors & Estate Agents**

Tel. 01592 800 695

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**

**Disclaimer :** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**DARREN LEE**  
Regional Manager



Layout graphics and design  
**ALLY CLARK**  
Designer