

# 20 The Riggs

CUPAR, AUCHTERMUCHTY, FIFE, KY14 7DX



*Wonderful three bedroom spacious house,  
quietly positioned in a cul-de-sac*



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An excellent opportunity has arisen to acquire this lovely house, well situated in the heart of Auchtermuchty.  
Viewing of this property is highly recommended.

# THE LOUNGE



Internally the accommodation is in immaculate decorative order. The entrance hallway leads to the lounge with a large window letting in an abundance of light and, the dining area has space for a table and six chairs for more formal dining.



# THE KITCHEN



The modern and bright kitchen has an integrated gas hob/electric oven and access to the rear garden through the rear door.





Upstairs there are three good size bedrooms which include the impressive master bedroom, very attractive bathroom with a shower. There is ample storage throughout the upper floor.

## BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# THE BATHROOM





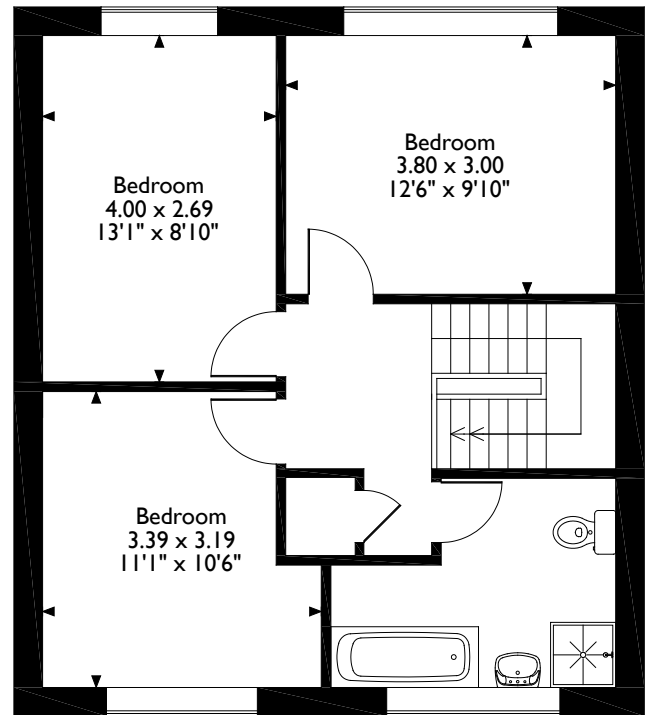
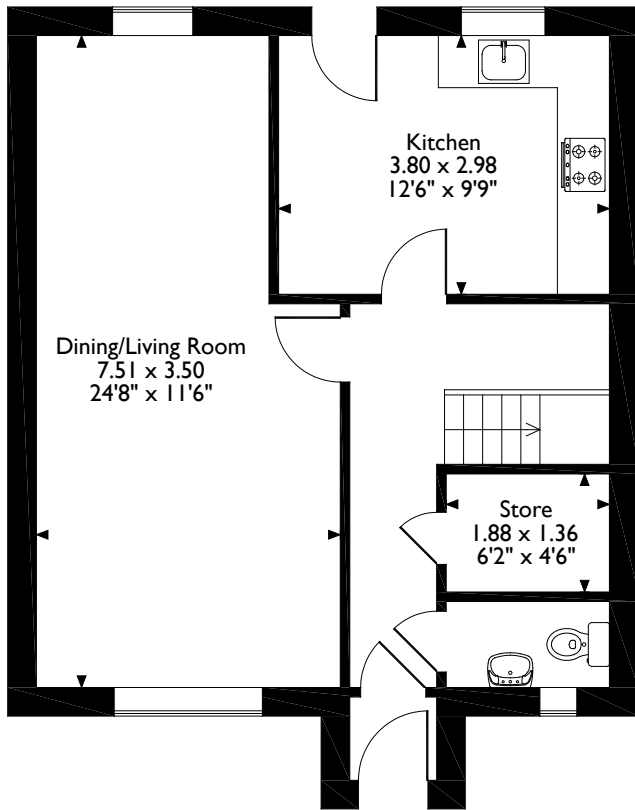
The property is set within good sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion. This property also benefits from gas central heating with a recently installed combi-boiler, full double glazing, as well as more than adequate unrestricted on-street parking to accommodate for visitors.

# THE GARDEN





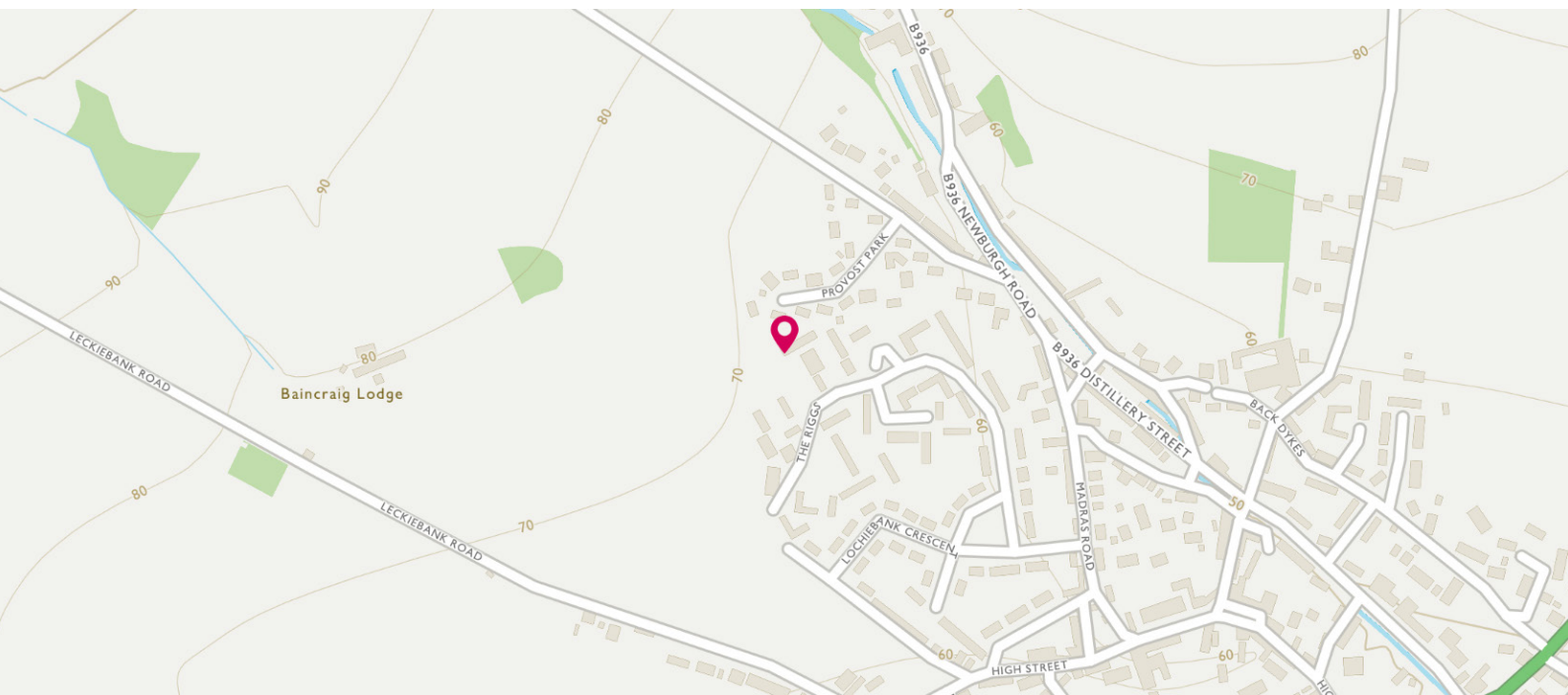
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings, fridge freezer, dishwasher and cooker.





# THE LOCATION

Situated on the edge of the Howe of Fife, Auchtermuchty is approximately 30 miles north of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Glenrothes is 9.5 miles to the South and Cupar the same to the East. Falkland is 3.5 miles away and Kinross 11 miles with a regular bus service where one can connect to the Park and Ride facility there.







Of course, you might just want to explore the ancient streets and wynds, steeped in history. Muchty is historic with windy roads and old houses. Historic Falkland, about 3 miles away, also has a bunch of good pubs and eateries, as well as the Palace, the Stewardship Centre and 'micro shops', it was also the setting for the well-known series Outlander.



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