

39 Lochiebank Crescent

AUCHTERMUCHTY, FIFE, KY14 7BH



Excellent two bedroom home in need of modernisation



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

THE LOUNGE



Internally the accommodation is in need of some modernisation , briefly comprising: ground floor: entrance hallway, lounge with large window letting in an abundance of light and a bright kitchen/ diner with an integrated gas hob/electric oven with extractor fan and access to the rear garden through the rear door.

THE KITCHEN/DINER



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

BEDROOM 1



BEDROOM 2

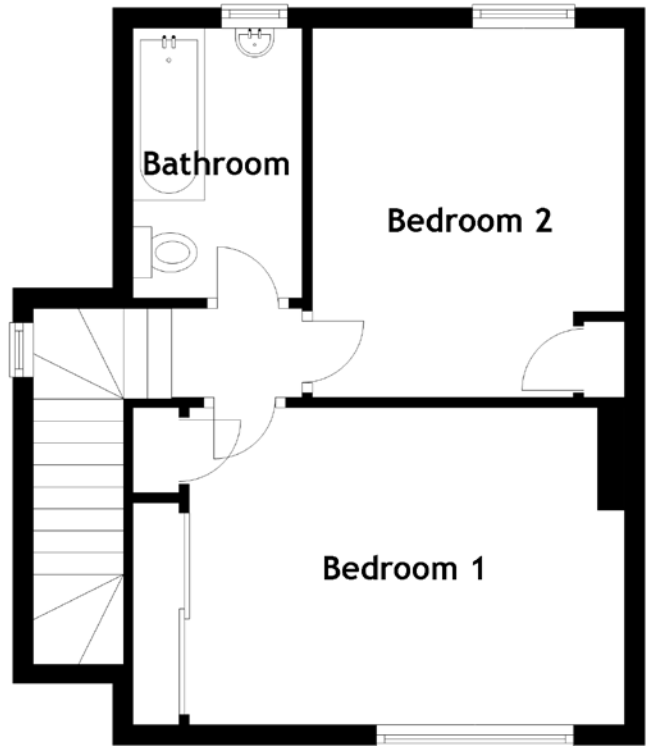
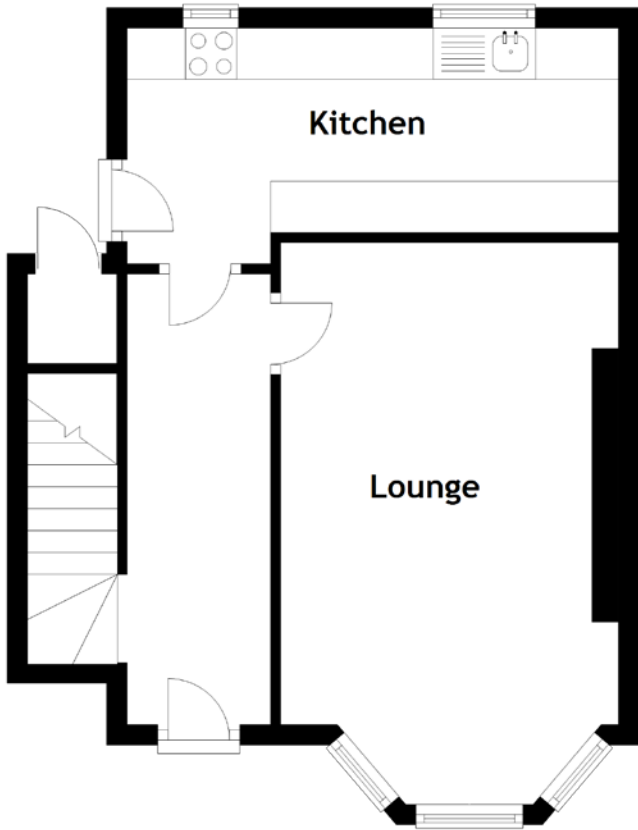


The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include, a driveway and a large wooden shed. This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to two cars, as well as more than adequate unrestricted on-street parking to accommodate visitors.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge 5.65m (18'6") x 3.30m (10'10")
 Kitchen 4.80m (15'9") x 2.30m (7'7")
 Bedroom 1 4.25m (13'11") x 3.10m (10'2")

Bedroom 2 3.60m (11'10") x 3.05m (10')
 Bathroom 2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m²): 72m²
 EPC Rating: C



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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