



**McEwan Fraser Legal**

Solicitors & Estate Agents

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AUCHTERMUCHTY, FIFE, KY14 7AL

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 is 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 stay in 'Muchty and enjoy its hostelrys or explore its ancient streets and wynds, steeped in history. Auchtermuchty nestles in the hills to the north-east of Fife with a strong sense of community, sustaining several sports clubs and an active theatre group.

The town has a nursery and primary school along with local shops and professional services. The most recent claim to fame was when Auchtermuchty was used in some location shots in the STV film series, Dr Finlay.



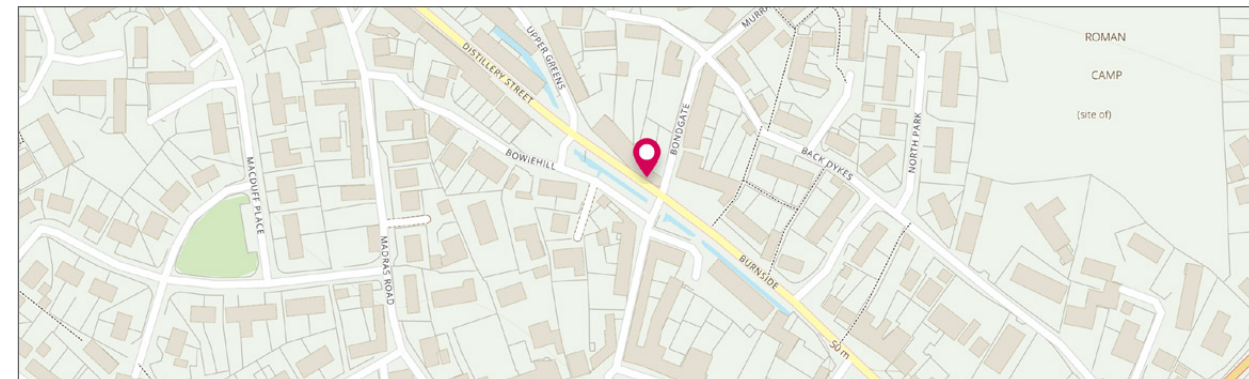
Part exchange may be available, call us to find out more.

This house is full of character and charm and places to explore with three bedrooms, a bathroom, a lounge and an extended dining kitchen, all behind the handsome rendered exterior. The sitting room is of a generous proportion with a fireplace adding a valuable focal point against a stunning feature wall of natural stone and plaster. Two windows to the front of the house bring in natural daylight. The dining kitchen is comfortable with an extension creating a comfortable and bright dining area with a door to the extensive garden.

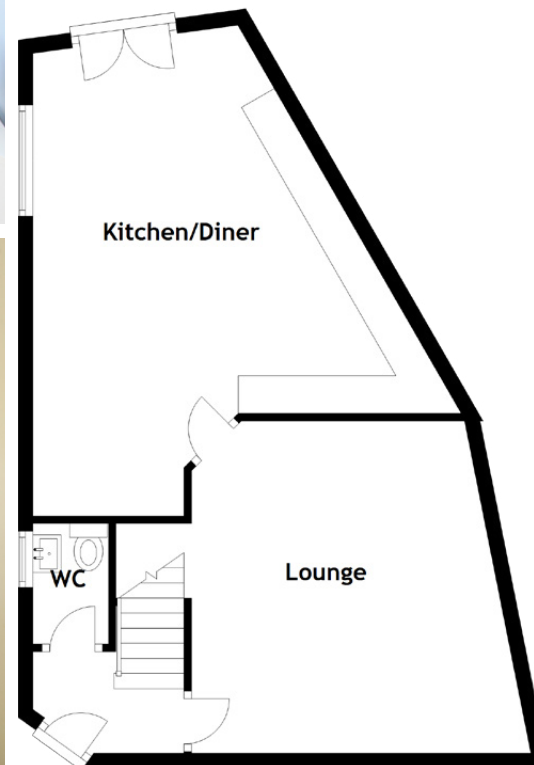
The upper floor has three bedrooms and, a family bathroom with a separate shower cubicle. The features of this charming home are many and it simply has to be viewed to be appreciated.

To the rear of the property, the garden is glorious, enclosed, and contains a garden shed and decks. Parking is to the front of the property and is plentiful. The front door to the property is via a shared close.





Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.50m (21'4") x 5.36m (17'7")
Lounge	4.49m (14'9") x 4.40m (14'5")
Bedroom 1	4.55m (14'11") x 4.25m (13'11")
Bedroom 2	3.90m (12'10") x 2.60m (8'7")
Bedroom 3	4.25m (13'11") x 2.25m (7'5")
Bathroom	2.90m (9'6") x 2.20m (7'3")
WC	1.60m (5'3") x 1.00m (3'3")

Gross internal floor area (m²): 115m²
EPC Rating: C



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Part
Exchange
Available

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