



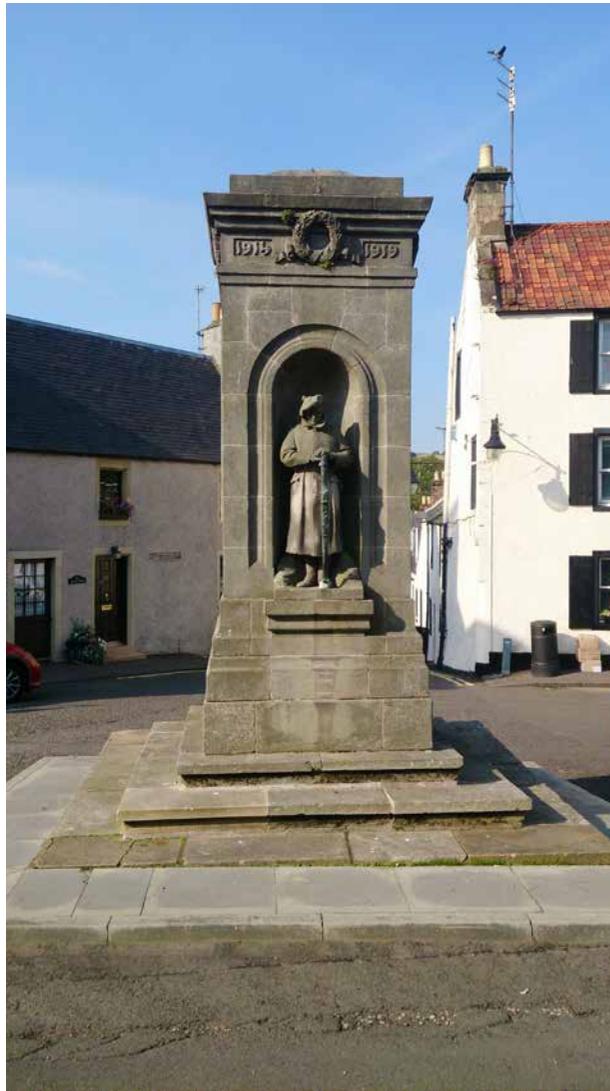
  
**McEwan Fraser Legal**

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**28 Westland Park**

AUCHTERMUCHTY, FIFE, KY14 7DY



# Auchtermuchty

FIFE, KY14 7DY

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.





# 28 Westland Park

AUCHTERMUCHTY,  
FIFE, KY14 7DY

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

Internally the accommodation is in immaculate decorative order, briefly comprising: ground floor: entrance hallway, lounge with large windows letting in an abundance of light, a modern and bright kitchen with an oven, hob and extractor fan and access into the rear gardens. The dining area has space for a table and six chairs for more formal dining. Bedroom three is also located on the ground level.

Upstairs there are two good size bedrooms which include the impressive master bedroom with storage, very attractive bathroom with shower. There is ample storage throughout the upper floor. 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, full double glazing. On-street parking to accommodate visitors.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	3.66m (12') x 2.87m (9'5")
Kitchen	4.11m (13'6") x 2.59m (8'6")
Dining Area	3.17m (10'5") x 2.39m (7'10")
Bedroom 3	3.20m (10'6") x 3.17m (10'5")
WC	1.51m (4'11") x 0.82m (2'8")

First Floor	
Bedroom 1	5.01m (16'5") x 2.61m (8'7")
Bedroom 2	3.60m (11'10") x 3.19m (10'6")
Bathroom	2.14m (7') x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>

EPC Rating: C

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



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