

26-28 High Street

AUCHTERMUCHTY, CUPAR, KY14 7AP



Magnificent six bedroom executive home in the heart of the village



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The Old Post Office is a magnificent six-bedroom house with many original features throughout.

THE LOUNGE/DINING AREA



Entrance to the property is through a double door into the vestibule which in turn leads to the wonderful open plan living, dining, and kitchen area which includes the original fire surround with a wood burning stove and many more original features with windows to the front giving the room an abundance of light throughout.



THE KITCHEN



The kitchen includes the original wooden exposed beams and comes complete with shaker-style units, a double oven, and a hood, with an arch leading to the flexible breakfast/utility room, office or family room complete with cloakroom and storage cupboard. There is a door in the hallway leading out to the lovely landscaped courtyard garden with a patio area.



THE BREAKFAST ROOM & BOOT ROOM





The original staircase leads you to the first floor. The first floor includes the stunning master bedroom with a large en-suite shower room complete with a double shower and vanity unit, this level has two further double bedrooms and a family bathroom. Journey to the second floor and you will discover three further double bedrooms all with storage space and ample space for free-standing furniture, this completes the accommodation on offer. The property benefits from sash and case windows with partial double glazing and gas central heating.

THE BATHROOM



THE MASTER BEDROOM





BEDROOM 2



BEDROOM 3



BEDROOMS 4 & 5



BEDROOM 6



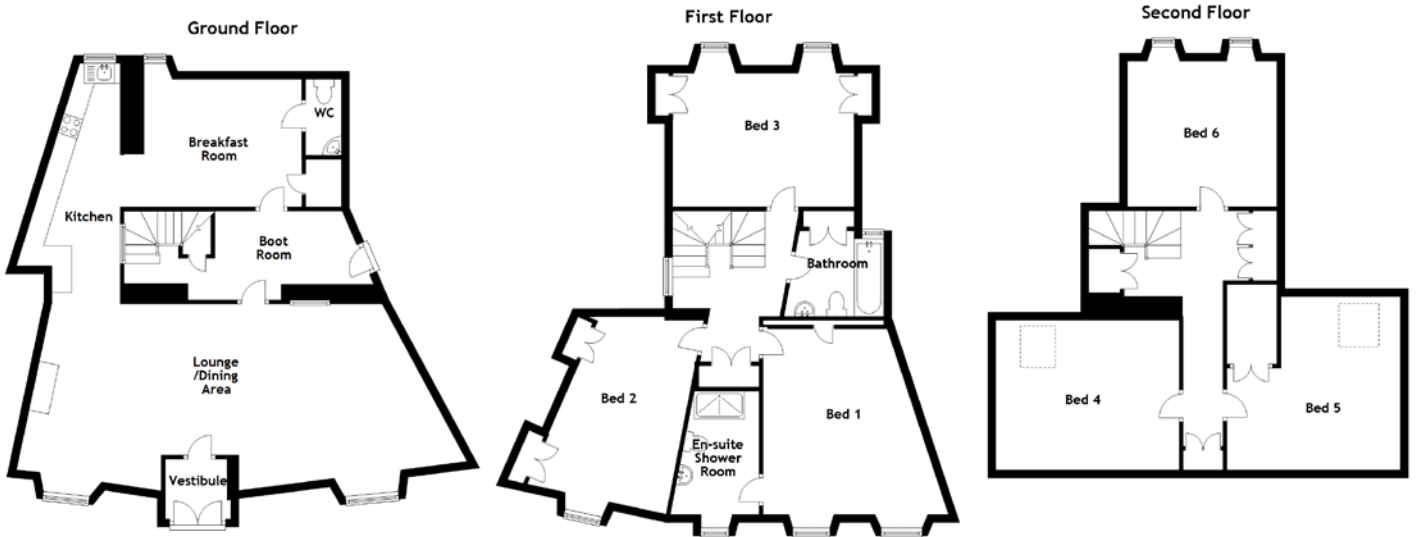
There is a courtyard-style garden and storage space available to the side of the property.

This is truly a must-see to appreciate the accommodation on offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Vestibule	1.65m (5'5") x 1.50m (4'11")
Lounge/Dining Area	8.75m (28'9") x 4.55m (14'11")
Kitchen	5.75m (18'10") x 1.65m (5'5")
Breakfast Room	4.45m (14'7") x 3.20m (10'6")
WC	1.90m (6'3") x 0.90m (2'11")
Boot Room	4.00m (13'1") x 2.25m (7'5")

First Floor

Bathroom	2.02m (6'8") x 1.95m (6'5")
Bed 1	4.87m (16') x 3.04m (10')
En-suite Shower Room	3.10m (10'2") x 1.63m (5'4")

Bed 2

3.27m (10'9") x 3.27m (10'9")

Bed 3

4.04m (13'3") x 3.35m (11')

Second Floor

Bed 4

4.60m (15'1") x 3.75m (12'4")

Bed 5

5.10m (16'9") x 4.35m (14'3")

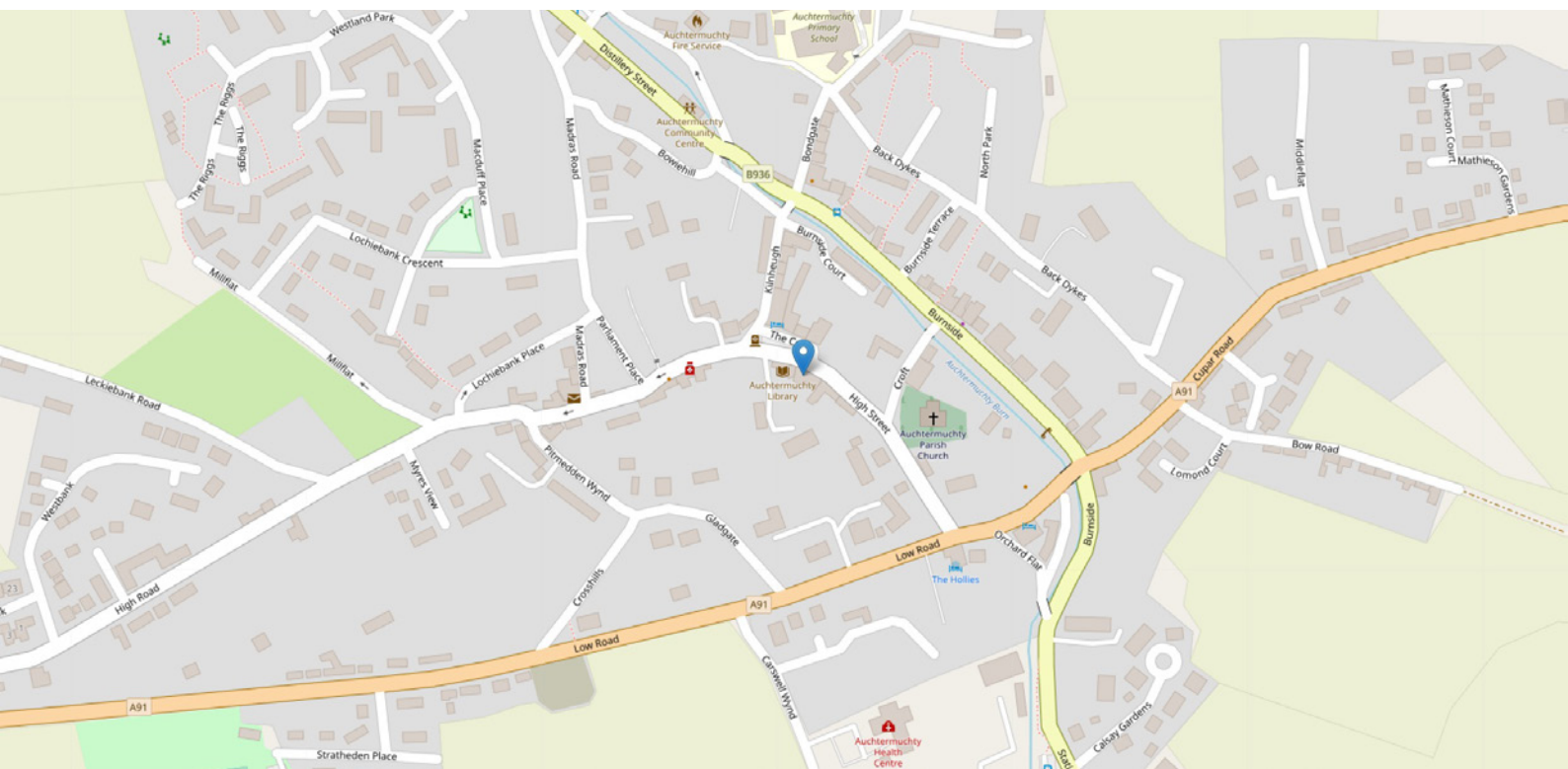
Bed 6

3.75m (12'4") x 3.65m (12')

Gross internal floor area (m²): 222m²

EPC Rating: D

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



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.





The village boasts a busy pub & restaurant and a friendly coffee shop among other amenities & shops including a health centre, pharmacy/chemist, a brand new Co-op, barber shop, three hairdressers, a dog groomer, and much more. 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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