



**McEwan Fraser Legal**

Solicitors & Estate Agents

01592 800 695

**15b High Street**

AUCHTERMUCHTY, KY14 7AP





# Auchtermuchty

FIFE, KY14 7AP

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.







## 15b High St.

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McEwan Fraser is delighted to present this stunning two-bedroom apartment to the market. Located in a sought after residential location, this impressive apartment occupies a ground floor position with stunning panoramic views across the countryside. It occupies a quiet position and enjoys natural sunlight for a good portion of the day, and is presented to the market in excellent decorative order.

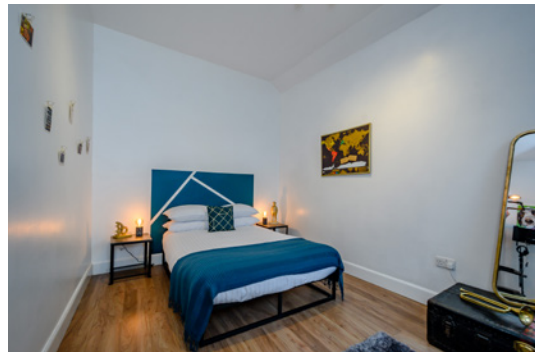
Entering the property, you find a wide welcoming hallway that gives a taste of the quality on offer from this impeccably decorated property. The lounge itself is a wonderfully bright space with doors leading out to the private balcony. There is ample space for a large suite and dining table without the room feeling crowded. A large breakfasting kitchen adds to the entertaining space where there is a complete range of base and wall mounted units arranged around three walls which offer fantastic preparation and storage space. Gas hob, electric oven, hood, fridge freezer, washing machine and dishwasher are integrated. A handy utility room is also on hand off the kitchen.

There are two large double bedrooms on offer with the master bedroom boasting a rear position. It includes ample free-standing furniture if required. The internal accommodation is completed by the modern partially tiled bathroom with a three-piece white suite with a walk-in shower.

For extra warmth and comfort, the property enjoys gas central heating and double glazing. Finally, there is a large basement on the ground level with extra storage.







# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: C

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

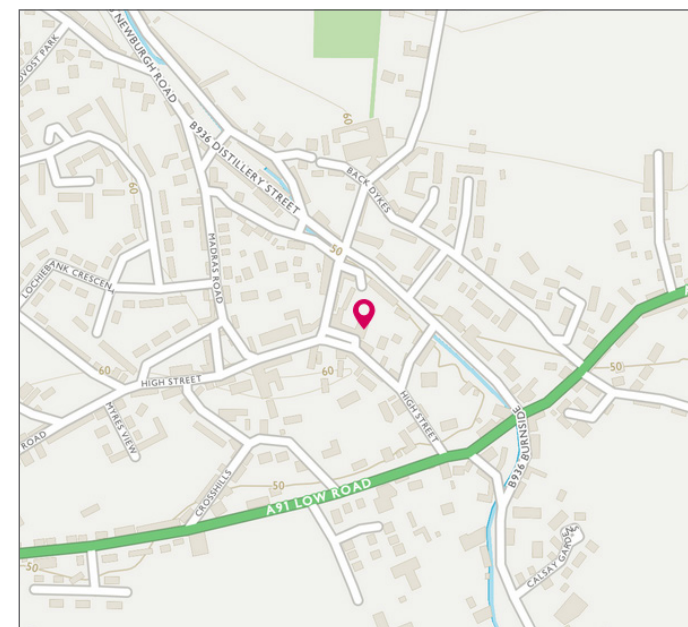
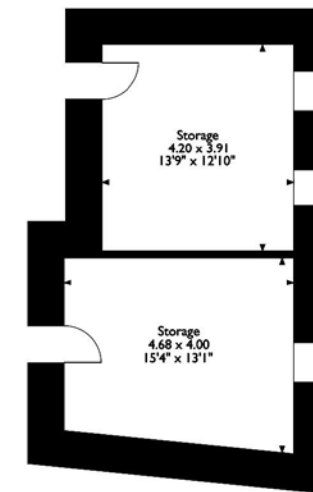
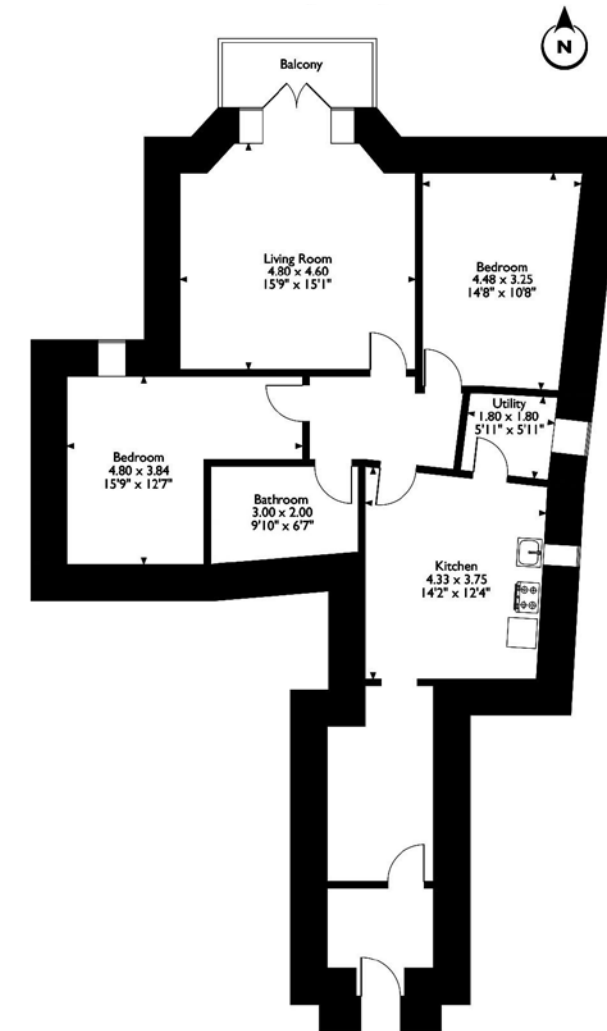


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>



Basement



Ground Floor



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