

49 Upper Greens

AUCHTERMUCHTY, CUPAR, KY14 7BX



Wonderful three-bedroom stone-built cottage in the heart of the village



01592 800 695



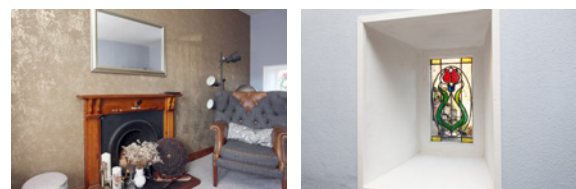
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Viewing is highly recommended for this superb family villa. The light and spacious interior is generous in size with useful storage facilities.

THE LOUNGE



The property is accessed via a bright entrance hall with stairs leading to the upper level. The lounge is situated at the front of the property with three windows that fill the room with natural light.

THE KITCHEN



The kitchen is a good size and features a good range of floor and wall-mounted units as well as an integrated fridge freezer and dishwasher. There is a door leading off the hallway giving access to the well-maintained rear garden. The family bathroom is also located on the ground level.



THE BATHROOM



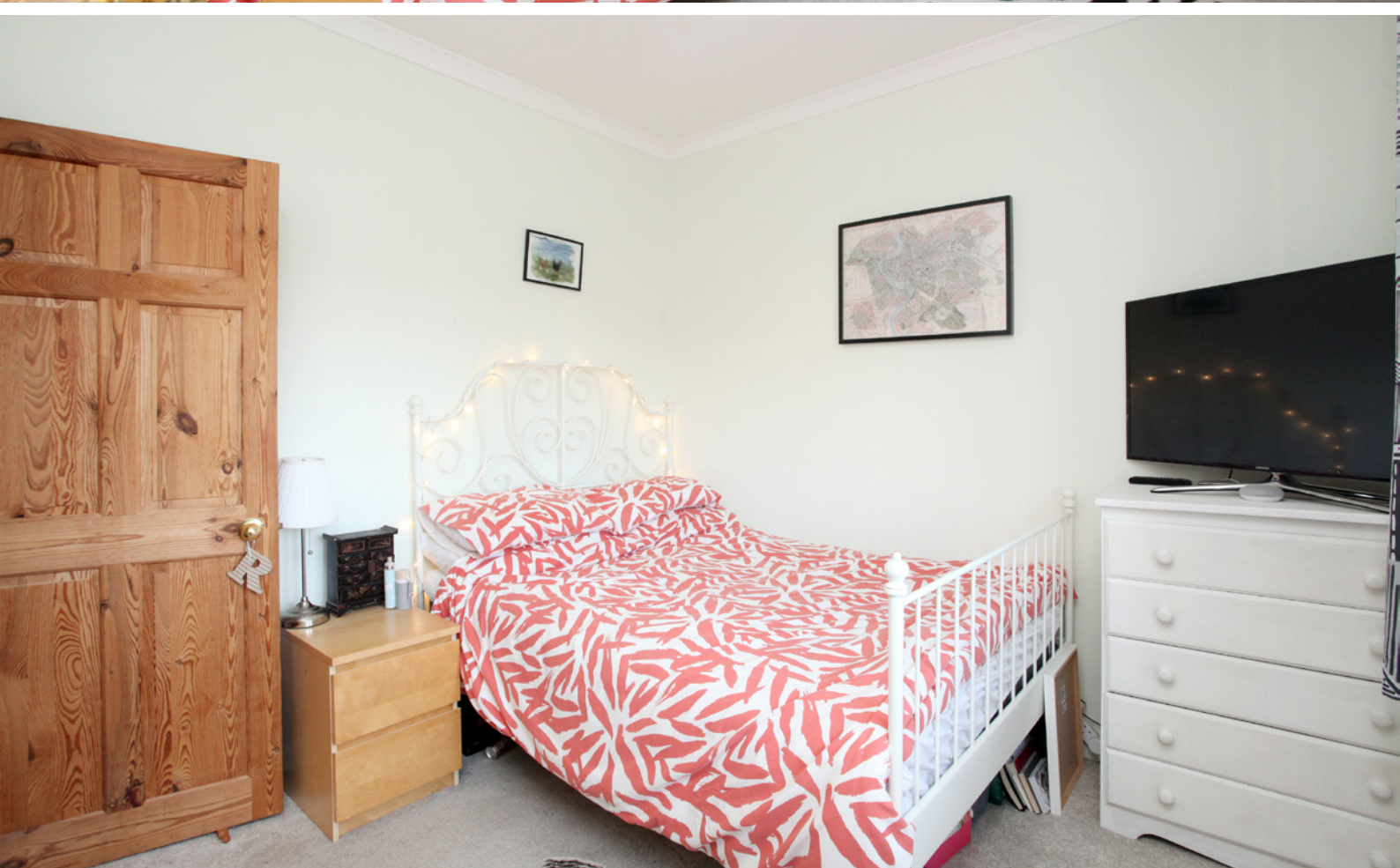
Journey upstairs, there are three good-sized bedrooms, with the main benefiting from a stylish en-suite shower room with a built-in cupboard. The property can be altered into the loft with a well-designed stairwell and with the correct planning application it could be converted to a fourth bedroom. The property further benefits from central heating and partial double glazing.



BEDROOM 1



BEDROOM 2



BEDROOM 3



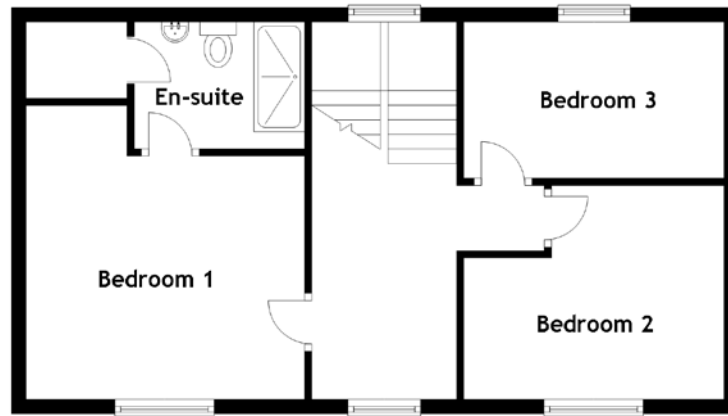
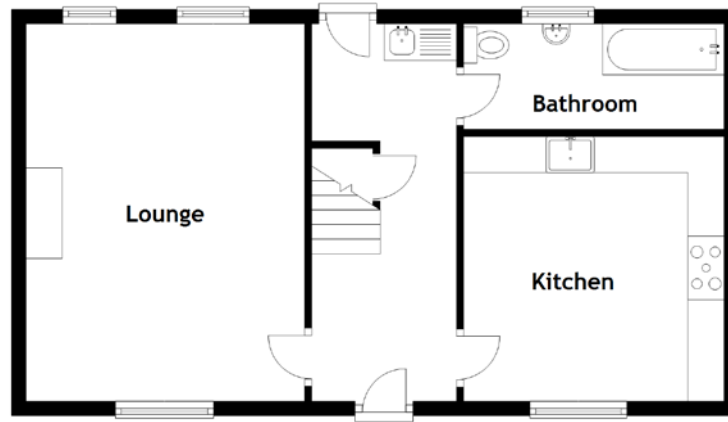
Ample on-street parking for family and friends. There is a very sheltered south-facing terraced garden with stunning views. The garden also comes complete with a shed.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



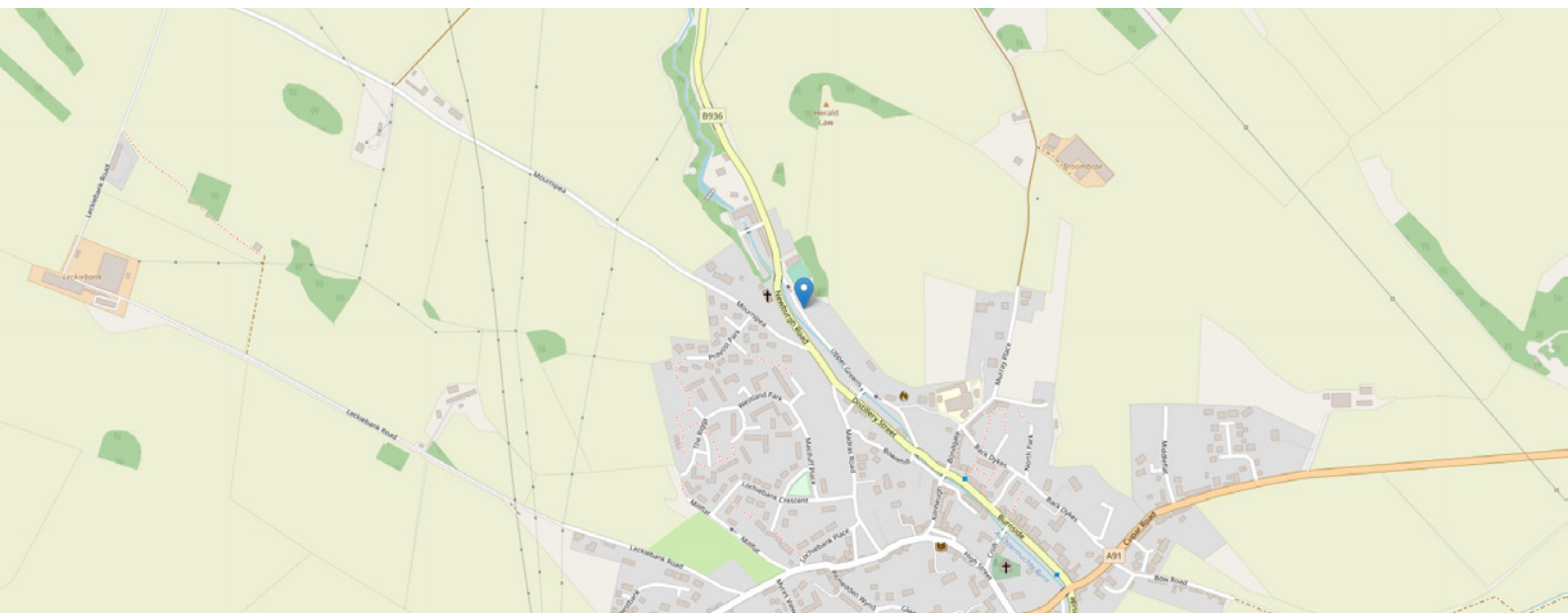
Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.85m (12'8")
Kitchen	3.65m (12') x 3.60m (11'10")
Bathroom	3.60m (11'10") x 1.40m (4'7")
Bedroom 1	4.05m (13'3") x 3.85m (12'8")
En-suite	2.35m (7'9") x 1.75m (5'9")

Bedroom 2	3.60m (11'10") x 2.95m (9'8")
Bedroom 3	3.60m (11'10") x 2.30m (7'7")

Gross internal floor area (m²): 100m²
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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