



## NETHERWOOD MILLFIELD

FREUCHIE, KY15 7HQ

£225,000  
FREEHOLD

New for sale an Extended Traditional Detached Cottage with Driveway - Tandem Garage & Large Private Rear Garden. Award Winning Home Sweet Home Estate Agents Fife are pleased for offer for sale a spacious period property in sought after village location comprising Vestibule - Entrance Hall - Sitting room with feature fire - Three Double Bedrooms (currently utilised as 2 Bedroom 2 public room) - Modern Dining Kitchen - Modern Shower-Room/WC. Benefitting from DG- GCH - EPC E. HOME REPORT £240,000. Externally driveway to front leads to Tandem Garage & generous enclosed rear gardens. View Now!



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your local property experts



# NETHERWOOD MILLFIELD

- EXTENDED TRADITIONAL DETACHED COTTAGE • 3 CAR DRIVE - TANDEM GARAGE • DG- GCH - EPC E - HOME REPORT £240,000 • LARGE ENCLOSED GARDEN & TIMBER SHEDS • THREE DOUBLE BEDROOMS • SITTING ROOM WITH FEATURE FIRE • MODERN DINING KITCHEN • MODERN SHOWER-ROOM/WC • SOUGHT AFTER VILLAGE LOCATION • VIEW NOW!



## FULL DESCRIPTION

New for sale an Extended Traditional Detached Cottage with Driveway - Tandem Garage & Large Private Rear Garden. Award Winning Home Sweet Home Estate Agents Fife are pleased for offer for sale a spacious period property in sought after village location comprising Vestibule - Entrance Hall - Sitting room with feature fire - Three Double Bedrooms (currently utilised as 2 Bedroom 2 public room) - Modern Dining Kitchen - Modern Shower-Room/WC. Benefitting from DG- GCH - EPC E. HOME REPORT £240,000. Externally driveway to front leads to Tandem Garage & generous enclosed rear gardens. View Now!

## LOCATION

The beautiful village of Freuchie is a very desirable location with a thriving community. With excellent commuter links with easy access to the main arterial road networks in East Central Fife, St Andrews, Cupar, Dundee, Edinburgh & beyond. With excellent rail links via mainline rail stations at Ladybank/ Markinch & Cupar. Freuchie itself offers a range of facilities including nursery & primary school & secondary school catchment at Bell Baxter, Cupar. Bowling Club, Pubs with variety of shops.

## VESTIBULE

Security door. Cloaks facility.

## ENTRANCE HALLWAY

Well presented with feature wood flooring. Under stairs storage.

## SITTING ROOM

Bright main sitting room with dual aspect from DG window to front & rear. Focal point wood burning fire with feature wood mantle & surround. Coved edging. Store cupboard. Wood flooring.

## BEDROOM 1/ DINING ROOM

Generous double bedroom currently utilised as a Dining room. DG window to front. Coved edging. Carpet.

## REAR HALLWAY

Security door.

## DINING KITCHEN

Features modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Integrated gas hob, oven, microwave, fridge, freezer. Rec DG window to rear. Slim wall mounted radiator. Tiled floor.

## MODERN SHOWER-ROOM/WC

Modern suite to include walk in double shower with clear screens, wash hand vanity unit, low level wc. Frost DG window. Chrome towel radiator.

## STAIRS TO FIRST FLOOR

Deep store on landing. DG window to front.

## BEDROOM 2

Bright second double bedroom. DG window to front. Carpet.

## BEDROOM 3

Third double bedroom. DG window to front. Carpet.

### FRONT GARDEN

Walled front garden stocked with plants/ shrubs.

Gated access to rear.

### DRIVEWAY

Provides of street parking for at least 3 cars.

### TANDEM GARAGE/WORKSHOP

Up & over door. Separate side access. Power/ light.

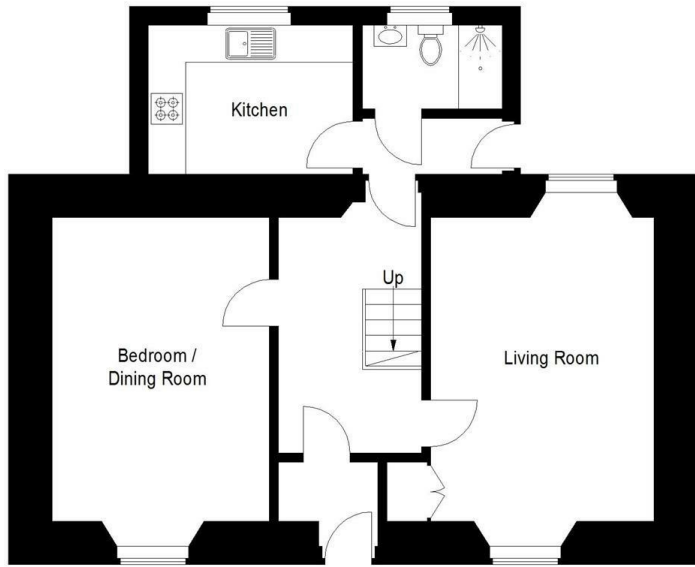
### REAR GARDEN

Large, paved terrace with brick store housing boiler.

Large main garden laid to lawn, with wood store to bottom of garden Timber sheds. Security light.

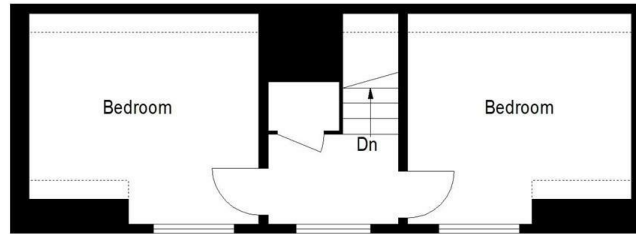
## NETHERWOOD MILLFIELD





Ground Floor

= Reduced headroom below 1.5 m / 5'0"



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124616)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>47</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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