



**HIGH STREET**  
**FREUCHIE, KY15 7EZ**

**£89,995**  
**FREEHOLD**

New for sale a traditional upper two-bedroom flat & a true gem waiting to be discovered in a sought-after village setting. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a flexible but spacious period upper flat with garden & cellar access comprising Entrance Hall - Spacious Sitting Room - Two Double Bedrooms & Dressing Area/ Office - Kitchen with Utility/ Pantry - Shower-Room & Sep WC. Benefitting from DG- Electric Storage Heating - EPC E. Externally access to Cellar waiting to be utilised as purely storage or converted into an office situated beneath the kitchen. Generous rear garden with Summerhouse leads down to small stream at end of the garden. View Now!



**home sweet home**  
**estate agents**  
your local property experts

# HIGH STREET

- BRIGHT & SPACIOUS PERIOD UPPER APARTMENT
- GENEROUS GARDEN GROUND & CELLAR
- TWO DOUBLE BEDROOMS
- BRIGHT SITTING ROOM
- KITCHEN - UTILITY/ PANTRY
- SHOWER-ROOM & SEP WC
- DG- ELECTRIC HEATING - EPC E
- VIEWING RECOMMENDED - HOME REPORT £95,000
- QUIRKY WITH CHARACTER
- FLEXIBLE LAYOUT!



## FULL DESCRIPTION

New for sale a traditional upper two-bedroom flat & a true gem waiting to be discovered in a sought-after village setting. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale a flexible but spacious period upper flat with garden & cellar access comprising Entrance Hall - Spacious Sitting Room - Two Double Bedrooms & Dressing Area/ Office - Kitchen with Utility/ Pantry - Shower-Room & Sep WC. Benefitting from DG- Electric Storage Heating - EPC E. Externally access to Cellar waiting to be utilised as purely storage or converted into an office situated beneath the kitchen. Generous rear garden with Summerhouse leads down to small stream at end of the garden. 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.

## ENTRANCE HALL

Security door. Leads to all accommodation on 1 level. Storage Heater.

## SITTING ROOM

Well-proportioned affording an abundance of natural light from 3 large, recessed DG window to front. Fire surround. Storage Heater.

## SHOWER-ROOM

Walk in shower, extractor fan. Frost DG window.

## SEP CLOAK/WC

Low level wc. Wash hand basin. Frost DG window.

## KITCHEN

Requires some modernising & includes wall & base cabinets, wipe clean worktop. Inset sink with electric water heater. 2 DG windows.

## UTILITY AREA/ PANTRY

Accessed via kitchen. DG window. Power/ Light.

## BEDROOM 1

Flexible double room with deep store. Partition with dressing area. 2 Recessed DG windows. Fire surround.

## DRESSING AREA/ OFFICE

Flexible space with double wardrobe. Partition could be removed to open up bedroom or retain.

## BEDROOM 2

Good size second double bedroom. Shelved storage. 2 Recessed DG windows to rear with garden aspect. Storage heater.

## CELLAR

Accessed externally adjacent to garden beneath

kitchen. Power, light, single glazed window. Ideal for storage/ conversion to home office.

### GARDEN

Good size rear garden leads down to stream at bottom of garden. Gravel sitting area with summerhouse, lawn bordered by plants & shrubs/ hedgerow.

## HIGH STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

Home Sweet Home Estate Agents Fife  
 Sales  
 86 High Street  
 Markinch  
 Fife  
 KY7 6DQ

01592 725370  
 info@homesweethomemoves.co.uk  
 www.homesweethomemoves.co.uk

