



LOMOND COTTAGE HIGH STREET FREUCHIE, KY15 7EY

£280,000
FREEHOLD

New for sale a slice of history! An Extended Traditional Detached Cottage with flexible layout built circa 1714 full of charm & character adjacent to The Lomond Hills Hotel. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a deceptively spacious home in great location comprising Vestibule - Entrance Hall - Cloakroom - Lounge/ Diner - Family Room - Sun Room - Kitchen - Five Bedrooms - Hobby Room/ Office - Kitchen - Two Bathroom's. Externally small enclosed private gardens & 2 car driveway provides off street parking. benefitting from Single Glazing with Secondary Glazed insert - GCH (Boiler under maintenance contract) - EPC E - HOME REPORT £280,000. The property has been fitted with LED Light bulbs. New fuse board fitted and the property has partly been rewired, electrical certification available on request. Eight integrated smoke alarms recently fitted. A further feature of the property is part of the Cottage could separated to form a Granny flat or similar. View Now!



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LOMOND COTTAGE HIGH

- TRADITIONAL EXTENDED DETACHED COTTAGE BUILT 1714 • FLEXIBLE LAYOUT WITH 5 BEDROOMS • LOUNGE/ DINER - FAMILY ROOM - SUN ROOM • CLOAKROOM - 2 BATHROOM'S • 2 CAR DRIVEWAY - ENCLOSED GARDENS • SINGLE GLAZED/ SECONDARY GLAZED - GCH - EPC E • HOME REPORT £280,000 • FULL OF CHARM & CHARACTER • VIEW NOW! • SOUGHT AFTER VILLAGE LOCATION



FULL DESCRIPTION

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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. Tiled floor.

ENTRANCE HALL

Leads to all main accommodation on 1 level. Access to cloakroom with wash hand basin. Extractor fan.

BEDROOM 1

Bright double bedroom. Single Glazed windows with Secondary Glaze to front & rear. Shelved recess. Fitted wash basin. Carpet.

KITCHEN

Wall & base units, wipe clean worktop, inset sink. Appliances to include electric cooker, dishwasher, washing machine, tumble dryer, fridge. Single Glazed window. Boiler housed linked to electric water tank in the Attic.

BEDROOM 2

Spacious second double bedroom with Single Glazed window & Secondary Glaze to front. DG security door to small courtyard garden with gated access.

BEDROOM 3

Bright 3rd bedroom with single wardrobe. Single Glazed window with Secondary Glaze.

BATHROOM

Comprising bath, low level wc, wash hand basin. Frost Single Glazed Window.

LOUNGE/ DINER

Generous & flexible room with parquet flooring & feature Single Glazed Bow Window with Secondary Glaze. Concealed staircase leads to Upper level.

STAIRS TO

Upper level

HOBBY ROOM/ OFFICE

Versatile room. Eaves store. DG skylight.

BATHROOM

Bath with overhead electric shower. Wash hand basin. Low level wc. Eaves store. DG skylight window.

BEDROOM 4

Fourth bedroom with double wardrobe. Single Glazed with Secondary Glaze.

FAMILY ROOM

Well-proportioned room with DG patio doors to Sunroom & Garden. Built in shelving unit running along whole internal wall. Coved edging. Carpet.

BEDROOM 5

Spacious further double bedroom with single wardrobe. Double Glazed window.

SUN ROOM

Enjoying a garden aspect with DG window units. DG security door. Fitting lights.

EXTERNAL

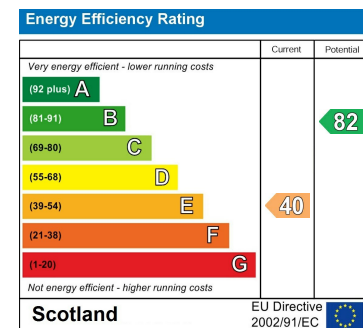
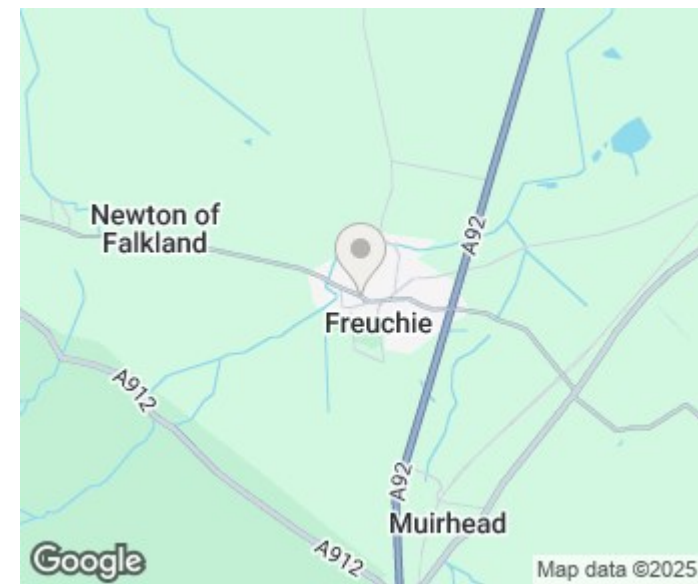
Small private enclosed gardens on 3 sides enjoying privacy & seclusion. Paved terrace, bordered by stone chips, bark, plants & shrubs. Gated access. Small courtyard garden & walled front grounds. External lighting. External. Garden gate leading to the High Street and the Free public car park.

DRIVEWAY

Stone chipped provides off street parking. Security lighting.

LOMOND COTTAGE HIGH





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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