



10 WESTBANK AUCHTERMUCHTY, KY14 7LA

£150,000
FREEHOLD

New for sale an Opportunity to purchase a Quarter share Semi Detached Bungalow in small private cul de sac (25% Ownership) with Rent of approx £210.52 per month to Kingdom Housing for remaining 75% share (Option to buy larger/ remaining share from Kingdom with approval from them). Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious retirement/ home comprising: Entrance Hall - Spacious Lounge with Hill Views - Kitchen - Two Double Bedrooms - Modern Bathroom. Benefitting from DG- GCH - EPC C - HOME REPORT £155,000 (100% Value). Externally gardens to front, side, rear. Drive provides off street parking with timber garage. View Now!



home sweet home
estate agents
your local property experts

10 WESTBANK

- SEMI DETACHED BUNGALOW (25% SHARE TO PURCHASE) • DG- GCH - EPC C - HOME REPORT £155,000 (100% VALUE) • DRIVE- TIMBER GARAGE • FRONT, SIDE REAR GARDENS • BRIGHT & SPACIOUS LOUNGE/ DINER • FITTED KITCHEN • MODERN BATHROM • TWO DOUBLE BEDROOMS • SMALL CUL DE SAC



FULL DESCRIPTION

New for sale an Opportunity to purchase a Quarter share Semi Detached Bungalow in small private cul de sac (25% Ownership) with Rent of approx £210.52 per month to Kingdom Housing for remaining 75% share (Option to buy larger/ remaining share from Kingdom with approval from them). Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious retirement/ home comprising: Entrance Hall - Spacious Lounge with Hill Views - Kitchen - Two Double Bedrooms - Modern Bathroom. Benefitting from DG- GCH - EPC C - HOME REPORT £155,000 (100% Value). Externally gardens to front, side, rear. Drive provides off street parking with timber garage. View Now!

LOCATION

Situated on the edge of the Howe of Fife, Auchtermuchty is well positioned with excellent road network for the commuter throughout Fife & beyond with a regular bus service. Rail services available at nearby Cupar Town & Ladybank. The village boasts a busy pub & restaurant and a friendly coffee shop among other amenities & shops including a health centre, pharmacy/chemist, a Co-op, barber shop, three hairdressers, a dog groomer.

ENTRANCE HALL

Security door. 'L' shaped hallway with deep store cupboard.

LOUNGE/DINER

Good size public room with DG window to rear enjoying/ garden and hill views. Access to kitchen. Carpet.

FITTED KITCHEN

Wall & base cabinets, wipe clean worktop, inset sink. DG window. Security door. Boiler housed. Integrated electric, hob, oven.

BEDROOM 1

Generous main double bedroom with DG window to rear enjoying garden and & hill side aspect. Double fitted wardrobe. Carpet.

BEDROOM 2

Bright second double bedroom with fitted wardrobe. DG window to front.

MODERN BATHROOM

Modern suite to include bath with overhead shower, clear screen, wash hand basin, low level wc. Wet wall splashback. Frost DG window.

EXTERNAL

Good size gardens to front, side & rear stocked with plants & shrubs. Drying area.

DRIVEWAY

Provides off street parking for 2 cars.

TIMBER GARAGE

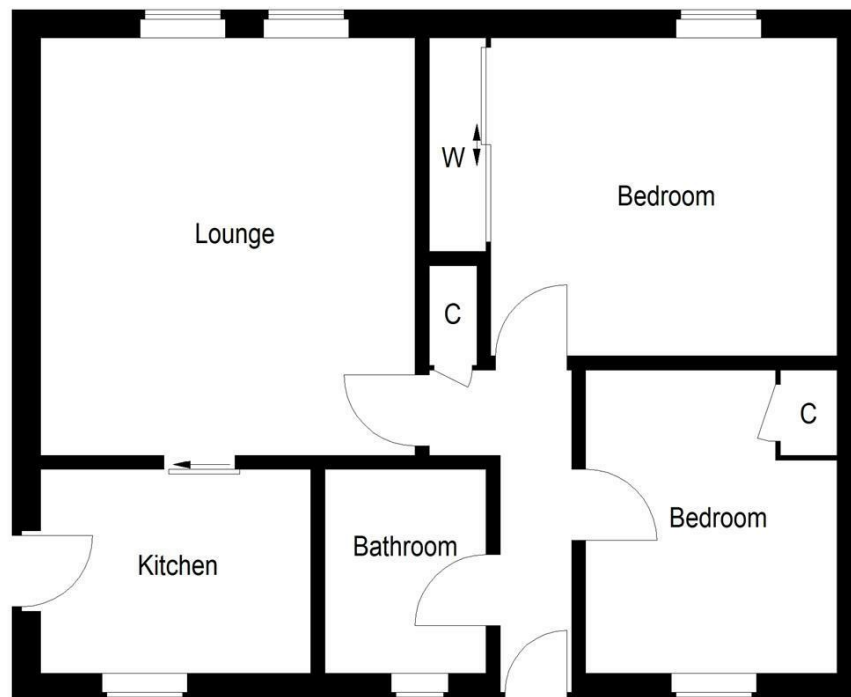
AGENTS NOTE

£210.52 per month subject to a review in April each

year. We also factor the development and invoice owners bi-annually so any incoming purchaser would also be responsible for factoring charges (Development Landscaping, Buildings Insurance and Management Fee.

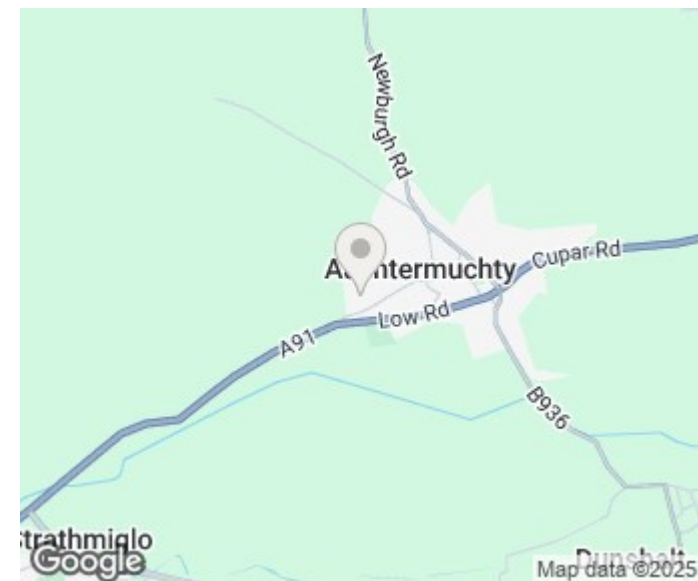
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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1208747)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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