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Contact Allan England's Team

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Garden Cottage, Main Street, Auchtertool
Offers over £124,000

Main Street, Auchtertool

Welcome to Garden Cottage, Main Street, Auchtertool, An Idyllic 2 Bedroom Terraced Cottage With Accommodation Over Two Floors & Potential To Convert To 3 Bedrooms, Built Over 100 Years Ago, Offering An Impressive 81 Sqm.

Allan England's Team at First For Homes are delighted to welcome to the market this rare 2 bedroom terraced cottage located just 4 miles from Kirkcaldy in the quiet village of Auchtertool. The ground floor of this fantastic home comprises: entrance vestibule, inviting lounge with built in cupboard and potential to be converted to 3rd bedroom, a spacious dining room which could also serve as the main family lounge with stairs to the upper level, a well-appointed dining kitchen offering double patio doors to rear garden as well as integrated oven/hob and ample storage units. The upper level provides 2 generous bedrooms and modern family bathroom with overhead shower.

Externally this quaint little cottage provides ample street parking with rear garden offering a mixture of lawn, patio and chipped areas. A bus stop is found directly outside the property with excellent transport links. Early viewing is advised to ensure you don't miss out!

Home Report Value - £130,000

EPC Rating - E

Council Tax Band - B

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Auchtertool is conveniently located just 4 miles West of Kirkcaldy which provides all amenities of supermarkets, High Street stores, theatre and galleries. Auchtertool itself is a thriving community with the local primary school within close proximity. High School catchment is Balwearie High School. The surrounding countryside provides plenty of lovely areas for walking and exploring.





SITUATION - Aughtertool

ENTRANCE VESTIBULE

LOUNGE (POTENTIAL FOR 3RD BEDROOM)

14'3" x 14'0" (approx) (4.35m x 4.27m (approx))

DINING ROOM (POTENTIAL FOR LOUNGE)

13'10" x 10'9" (approx) (4.24m x 3.28m (approx))

KITCHEN

13'11" x 11'6" (approx) (4.26m x 3.52m (approx))

STAIRS TO UPPER LEVEL

BEDROOM 1

9'7" x 8'11" (approx) (2.94m x 2.74m (approx))

BEDROOM 2

13'10" x 9'6" (approx measured at widest point)
(4.24m x 2.90m (approx measured at widest point))

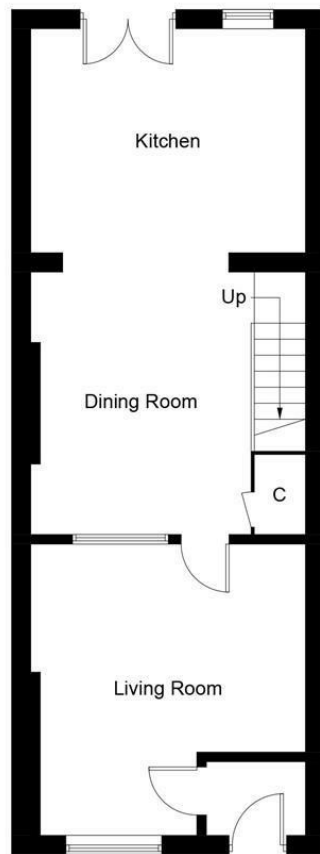
FAMILY BATHROOM

STREET PARKING

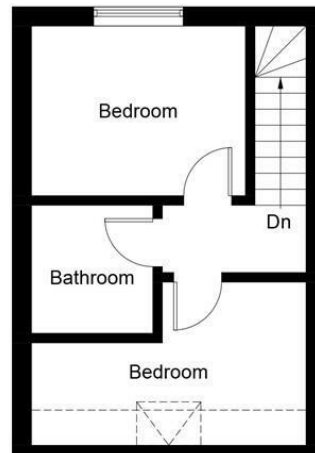
REAR GARDEN

INFORMATION





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163622)

Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

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