



9 & 9A High Street, Leslie, KY6 3DA Offers over £150,000



north elevation

## 9 & 9A High Street Leslie KY6 3DA

# offers over £150,000

#### RENOVATION PROJECT

Some building work has been carried out, on this very interesting C Listed building. A R S J steel frame has been erected as have 4ft thick retaining walls. There is also a whin stone boundary wall above which has been erected.

Work has been carried out to erect the two single garages.

The property is access by road has been maintained and has been recently re- surfaced.

Details of the planning is available via the Fife Council web site reference 12/05 087/FULL.

Superb open, uninterrupted rural views are offered towards the Lomond Hills.

#### SPECIFICATION

Further specification details relating to the areas noted below are available on request Floors Walls external wall finish, Internal wall, separating wall, load stud walls, non load bearing walls First floors Gallery/Second floor External drainage Rainwater goods Stairs Windows Door Heating system Floor over existing pend Roof, High street roof, middle roof, rear roof Fife Protection to roof beams Internal drainage









- Exciting renovation project
- Some work has been undertaken
- Stunning open views towards the Lomond Hills
- Proposed accommodation
- No.9A Living room & 3 Bedrooms
- Kitchen & Bathroom
- Gallery on 2nd floor with bathroom
- No. 9 Living room & 2 Bedrooms
- Kitchen & Bathroom
- Terraced garden & Two single garages

#### INCLUDED

N/A

#### SERVICES

Mains water, drainage, electricity and gas are located close to hand.

#### VIEWING

By Appointment Through Our Cupar Office Telephone: 01334 654081

#### COUNCIL TAX BAND N/A

EPC RATING FLOOR AREA sqm













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#### CUPAR

67 Crossgate, Cupar, Fife KY15 5AS T: 01334 654081 E: cupar@rollos.co.uk

#### AUCHTERMUCHTY 36 Cupar Road, Auchtermuchty, Fife KY14 7DD T: 01337 828775 E: auchtermuchty@rollos.co.uk

#### **ST ANDREWS** 6 Bell Street, St Andrews, Fife KY16 9UX

Fife KY16 9UX T: 01334 477700 E: standrews@rollos.co.uk

### ST ANDREWS

114 South Street, St Andrews, Fife KY16 9QD T: 01334 477774 E: propertyletting@rollos.co.uk

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Prospective purchasers/tenants sh the closing date will be advised and

#### GLENROTHES

North House, North Street, Glenrothes, Fife KY7 5NA T: 01592 759414 E: glenrothes@rollos.co.uk We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.

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