



8 Glentarkie Steadings, Strathmiglo, KY147RU
Offers over £535,000



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OFFERS OVER
£535,000

Number eight is a superb, modern home which is positioned with a stunning, quiet exclusive residential site.

The property is positioned within extensive, south facing garden grounds from which panoramic views are offered.

The property offers many quality finishes such as Porcelanosa finishes within the en suites and bathroom. Superb rural panoramic views are offered from all windows.

The property is entered via a glazed porch to the front. A door leads into the hallway. Double patio doors, leading to the front.

There is an impressive fitted kitchen/ lounge/ public area. The kitchen area is fitted with stylish wall, display and base units with granite work surfaces. There is a range of Neff appliances, including a dishwasher, fridge/freezer, double oven, and microwave. Centrally positioned hob with extractor above.

Within the lounge area floor to ceiling windows offering stunning, rural views.

The family room offers patio doors to the front leading to the sun terrace. The utility offers space for appliances. Storage. Stainless steel sink.

The w.c., is fitted with as small wash hand basin and w.c. Opaque window.

The integral double garage is accessed by two up and over doors. Power and light. A staircase leads

to the spacious upper landing. Two windows to the front. Deep linen cupboard.

The master bedroom offers three Velux windows. Dressing area with double wardrobes. The en suite is fitted with a w.c., wash hand basin and walk in shower cubicle with mixer shower. Heated towel rail.

The third bedroom offers a double window to the front. Built in storage.

The bathroom is fitted with a w.c., wash hand basin, bath and walk-in shower with mixer shower. Opaque window.

The second bedroom offers a double window to the front. Built in wardrobe. The fourth bedroom has a double window to the rear. Dressing area with double storage. Window to the rear.

The en suite is fitted with a w.c., wash hand basin and walk in shower cubicle with mixer shower. Opaque window.

There is oil fired central heating and all windows are double glazed.





- Modern detached home
- Porch & Utility
- Kitchen/dining/lounge
- Family Room
- Bathroom & W.C.
- 2 Bedrooms with dressing room & en suite
- Two additional bedrooms
- Oil Fired C.H. D&G
- Double driveway & Double Garage
- Gardens with panoramic views

INCLUDED

All fitted carpets, fitted floor coverings, Neff kitchen appliances within the kitchen will be included in the marketing price.

SERVICES

Water, drainage, Oil central heating & Electricity

VIEWING

By Appointment Through Our Cupar Office
Telephone: 01334 654081

COUNCIL TAX BAND G

EPC RATING C

FLOOR AREA 232 sqm





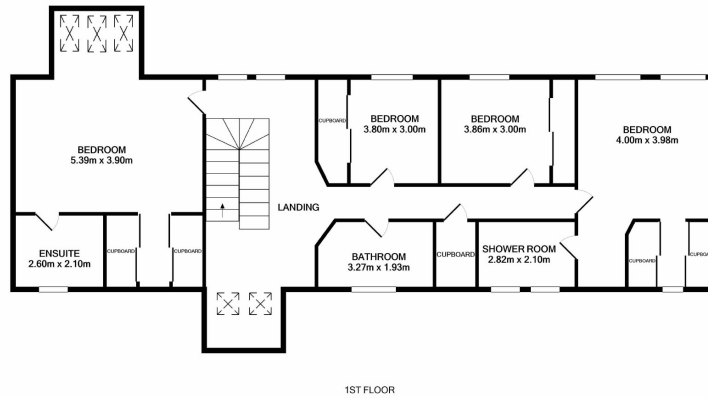
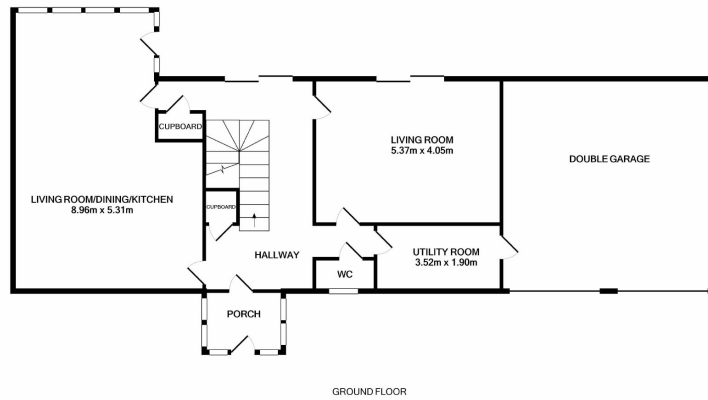


Room Sizes

Approximate measurements

Living room / Dining / Kitchen	29'5" x 17'5"	8.96 x 5.31
Living room	17'7" x 13'3"	5.37 x 4.05
Utility room	11'7" x 6'3"	3.52 x 1.90
Bedroom	17'8" x 12'10"	5.39 x 3.90
En suite	8'6" x 6'11"	2.60 x 2.10
Bedroom	12'6" x 9'10"	3.80 x 3.00
Bedroom	12'8" x 9'10"	3.86 x 3.00
Bedroom	13'1" x 13'1"	4.00 x 3.98
Bathroom	10'9" x 6'4"	3.27 x 1.93
Shower room	9'3" x 6'11"	2.82 x 2.10





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact our Property Department at any of our offices.