



47 High Street, Strathmiglo, KY14 7QA

Offers Over £105,000



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OFFERS OVER
£105,000

Number forty-seven is a spacious, bright ground floor apartment, which has been tastefully renovated throughout creating a bright and comfortable home.

Strathmiglo is a small village surrounded by beautiful countryside in the Eden Valley. The main road to St Andrews (A91) passes the village with the M90 only approximately six miles away. The location is ideally situated for travel to Perth, Kinross, Dundee, Edinburgh and the large Fife towns of Glenrothes, Cupar and St. Andrews.

A timber door leads into the good-sized entrance vestibule. Coat hooks. Ceramic floor tiling. A further door with glazed pane leads into the impressive open plan kitchen/lounge area. The kitchen is fitted with white base, display and glazed wall units with complementing wooden work surfaces and stainless-steel sink with drainer. Full height larder cupboard with pull out drawers. Space, plumbing and electrics for a dishwasher. Tall fridge/freezer. Gas hob and electric grill/oven. Ample space to dine. There is a four paned window to the front within the lounge. Hard wood oak flooring. Display

units by separate negotiation as is the sofa bed and the table and chairs.

All other rooms are off the rear hallway which also houses a full height shelved storage cupboard. A utility area offers further storage with fitted white base and wall units. Plumbing and electrics for washing machine and tumble dryer. The washing machine and the tumble dryer are available by separate negotiation.

The shower room is fitted with a w.c., wash hand basin set within a vanity unit and large shower enclosure fitted with mixer shower. Extractor fan. The first double bedroom offers a window to the side. Built-in wardrobes with cupboard containing gas combi-boiler.

The larger second bedroom has a window to the side and offers room for free-standing furniture. The property has gas-fired central heating and all windows are double-glazed.

To the front of the property there is off-street parking and bin area.





- Very impressive spacious ground floor apartment with private parking
- Offered for sale in walk-in condition
- Large bright open plan fitted kitchen/Lounge
- Shower Room
- Utility area
- 2 Bedrooms
- Entrance vestibule
- Gas central heating
- Double glazing
- Off street parking for one vehicle

INCLUDED

The fridge/freezer will be included in the marketing price. The display units, sofa/bed table, chairs, Bosch washing machine and the tumble dryer are available by separate negotiation.

SERVICES

Mains water, drainage, gas and electric are connected to the property.

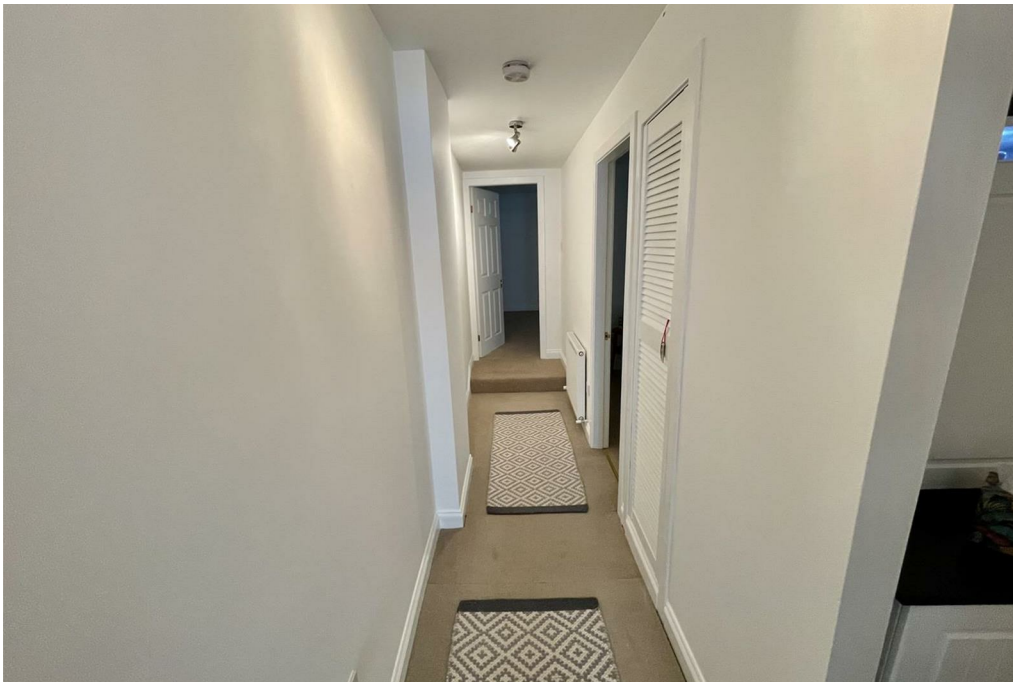
VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: C

FLOOR AREA: 688.00 SQ FT





Room Sizes

Approximate measurements

Living room / kitchen	9'6" x 19'4"
Bedroom	14'7" x 11'9"
Bedroom	10'5" x 9'1"
Shower room	8'8" x 5'1"

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not guaranteed as to their operability or efficiency can be given.
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