



6 Millburn Place, Freuchie, KY15 7HG

Offers Over £150,000



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**OFFERS OVER
£150,000**

Number six is a Mid terraced villa with open aspect to the front over open Farmlands. Freuchie village is situated just off the A92 which makes this an ideal base for commuting to larger towns and cities including Kirkcaldy, Dundee and Edinburgh. The village offers several amenities such as a shop, primary school, bowling and cricket club and pub. The village of Ladybank is only 3 miles away and offers a mainline railway station with connections to Dundee, Edinburgh and Perth.

The property is entered into the hallway which offers a storage cupboard. The lounge offers picture windows to the front and rear. The kitchen is fitted with wood base and wall units coordinating work surfaces and stainless-steel sink and drainer. Electric oven and hob (with gas connection available) Extractor above. Breakfast bar area. Space for appliances. Window over looks and door leads to the rear garden. From the entrance hallway a staircase with mid-level window leads to the upper-level window where there are three bedrooms, one offers a window to the front and bedrooms two and three offer windows to the rear.

The family bathroom is fitted with a W.C., wash hand basin and bath with over bath electric shower. Opaque window to the rear. Within the upper hallway there is a large storage cupboard and also access to the attic space. The property offers gas central heating and double glazing. To the front the garden is laid to lawn. To the rear the garden offers an area laid to lawn and paved section. Timber shed and greenhouse.





- Mid terraced villa
- Open aspect over neighbouring Farmlands
- Hallway
- Lounge
- Breakfasting kitchen
- Three bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Garden grounds to the front and rear

INCLUDED

All fitted carpets and fitted floor coverings.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 914.00 SQ FT





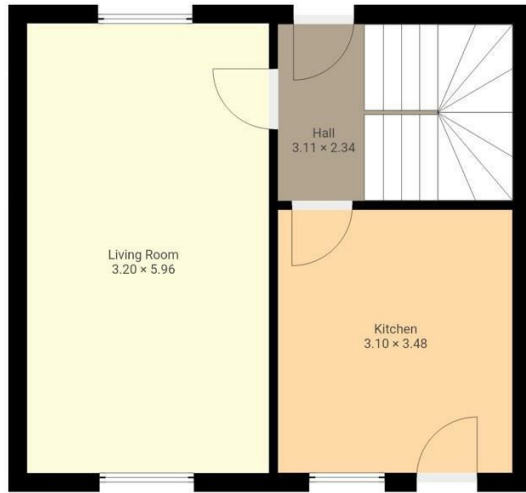


Room Sizes

Approximate measurements

Lounge	10'6" x 19'5"
Kitchen	10'2" x 12'1"
Bedroom 1	14'7" x 8'8"
Bedroom 2	10'6" x 14'5"
Bedroom 3	7'8" x 12'5"
Bathroom	7'3" x 6'3"





Ground Floor



First Floor

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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.