



Montseny Cottage, 10 Albany Crescent, Freuchie, KY15 7EH  
Offers Over £125,000







# Montseny Cottage, 10 Albany Crescent Freuchie KY157EH

**OFFERS OVER**  
**£125,000**

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Number ten is an immaculately presented, spacious end terraced bungalow which offers views over open Farmlands to the front. 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 entrance vestibule which offers two windows and storage, a step leads up into the hallway and all accommodation.

The lounge offers French doors to the front offering open views over Farmlands and two windows to the rear.

The dining kitchen is fitted with wood base and wall units with co ordinating worksurfaces and stainless-steel sink and drainer. Electric hob with extractor above and oven below. Space for fridge freezer and washing machine. Ample space to dine. Window over looks and a door leads to the

rear garden.

Second public room which offers storage facilities along one wall and French Doors lead out to a decked area within the side garden.

A folding door leads into the bedroom which offers a window to the side and front and fitted wardrobe facilities along one wall.

The shower room is fitted with a corner shower cubicle with mixer shower, W.C. and wash hand basin set within vanity unit. Opaque window.

The property offers gas central heating and double glazing.

To the front and side of the property the garden is laid out for ease of maintenance with a feature decked area to the side and boarded by leylandii hedging leading.

The garden to the rear is paved and offers a timber shed. Shared pend leading to the front.







- Delightfully presented end terraced bungalow
- Open views to the front
- Entrance vestibule
- Hallway
- Lounge with French doors
- Dining kitchen
- 2nd public room with storge and French doors
- Double Bedroom
- Gas central heating and double glazing
- Easy to maintain garden grounds to the side and rear

### INCLUDED

All fitted carpets, fitted floor coverings, washing machine and fridge freezer.

### SERVICES

Mains water, drainage, gas and electricity

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND B**

**EPC RATING: D**

**FLOOR AREA: 667.00 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	16'2" x 10'3"
Kitchen	15'2" x 8'1"
Shower room	6'4" x 5'4"
2nd public room	10'0" x 9'10"
Bedroom	9'6" x 9'3"





Approximate Gross Internal Area = 65.5 sq m / 705 sq ft

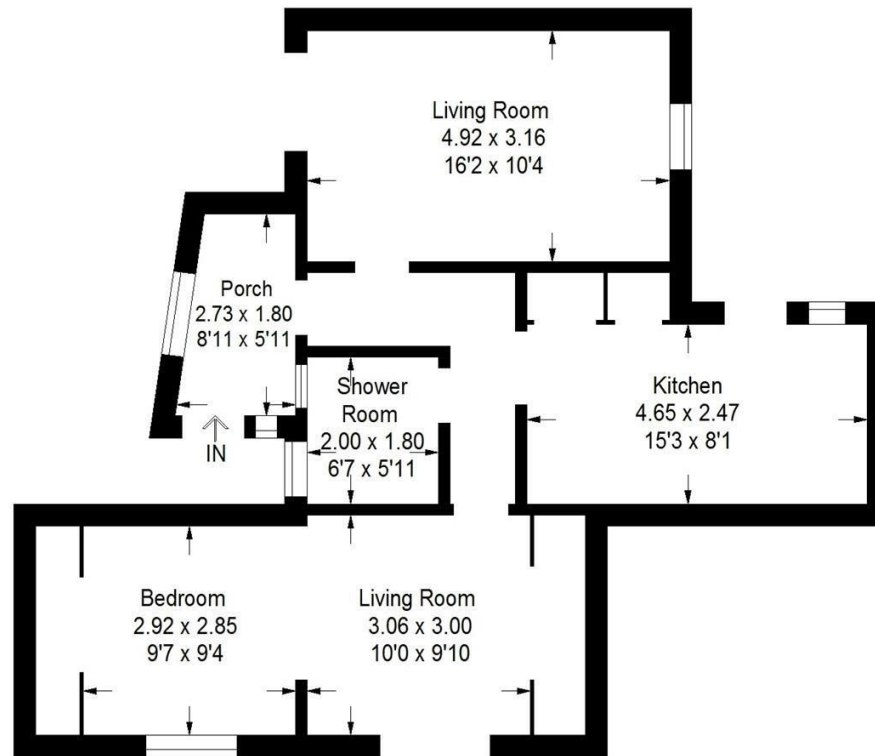


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