



Flat 9 Calsey House, Auchtermuchty, KY14 7BS

Offers Over £120,000







# Flat 9 Calsey House Auchtermuchty KY14 7BS

**OFFERS OVER**  
**£120,000**

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Spacious ground floor flat situated within a modern block of apartments on the edge of the village with communal parking.

The property is entered into the communal hallway via a security entry system where a hallway leads to number 9.

The property is entered into the entrance vestibule where a door leads through to the hallway and gives access to all accommodation. The lounge offers two double windows to the front.

The kitchen is fitted with wood base and wall units, co ordinating worksurfaces, stainless steel sink and drainer. Gas hob with extractor above and electric oven. Space for washing machine. Breakfast bar area.

The master bedroom offers a double window to the front and a door leads into the en suite shower room which is fitted with a W.C., wash hand basin and shower cubicle with mixer shower.

Bedroom two offers a window to the rear with cupboard housing the central heating boiler.

The bathroom is fitted with a W.C., wash hand basin and bath.

The property offers gas central heating and all

windows are double glazed.

There is communal parking to the rear of the property and communal garden grounds.

There is a monthly factoring fee of approx. £84 per month includes Communal lighting, maintenance of garden grounds and cleaning







- Spacious freshly presented ground floor flat
- Communal security entry
- Hallway
- Lounge
- Fitted kitchen
- Two bedrooms one en suite
- Bathroom
- Gas central heating & Double glazing
- Communal garden grounds
- Communal parking

### INCLUDED

All fitted carpets, fitted floor coverings

### SERVICES

Mains water, drainage, gas and electricity -  
Maintenance Fee per month £84

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND C**

**EPC RATING: B**

**FLOOR AREA: 914.00 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	14'4" x 14'7"
Kitchen	13'2" x 5'10"
Bedroom 1	11'9" x 10'5"
Bathroom	5'7" x 7'5"
Bedroom 2	18'4" x 13'4"
En suite	6'7" x 6'1"





Approximate Gross Internal Area  
83.8 sq m / 902 sq ft

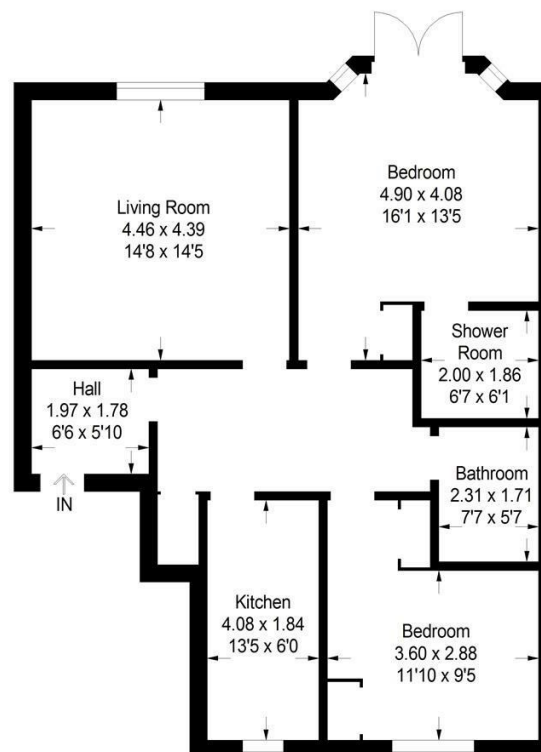


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without any obligation.

Contact our Property Department  
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