



The Smiddy The Row, Letham, KY15 7RS

Offers Over £240,000







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**OFFERS OVER**  
**£240,000**

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The Smiddy is a traditional mid terraced cottage dating back to the mid 1800s, which offers original features throughout. It offers an open aspect to the front over neighbouring farmlands and beyond, towards the Lomond hills. Letham is a popular hamlet situated off the A92 with primary schooling, and a bus service runs from the village with connections to major towns and cities. Cupar town is only 5 miles and offers a comprehensive range of amenities including a mainline railway station. The property is entered from the front into the entrance vestibule where a further door leads to the lounge and a door also to the kitchen. The lounge offers a floor to ceiling window to the front, original ceiling beams and a feature multi fuel stove. Steps lead to the dining area. A wooden open tread staircase leads to the open plan mezzanine level offering adaptable space. A sliding door from the dining room leads into the bedroom which offers French Doors to the rear garden and fitted wardrobe facilities. The en suite is fitted with a shower cubicle and mixer shower. W.C. and wash hand basin set within vanity unit. Window to the rear.

The kitchen offers light coloured base and wall units with coordinating wood work surfaces. White sink and drainer. Electric oven and hob with extractor above. Space for washing machine, dishwasher, fridge and freezer. Storage cupboard. Two windows to the front and door to entrance. There's a glass door from the kitchen leading into the sun porch which offers full glazing on one side, original beams and Perspex roof. Patio doors lead to the rear garden. Bedroom two offers a window to the front. The bathroom is fitted with bath and mixer shower, W.C., and wash hand basin. Opaque window to the front. The hallway offers a window to the rear garden and storage cupboard. There is an easy to maintain area of open plan garden to the front. The delightful, private enclosed garden to the rear is filled with a selection of fruit trees, plants and shrubs







- Traditional mid terraced cottage dating back to the mid 1800s with open aspect to the front
- Lounge with Dining section
- Staircase to open plan mezzanine level
- Sun porch
- Fitted kitchen
- Two bedroom (one en suite)
- Bathroom
- Gas central heating & Double glazing
- Enclosed garden grounds to the rear
- Detached garage

### 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 D**

**EPC RATING: D**

**FLOOR AREA: 1108.00 SQ FT**













## Room Sizes

*Approximate measurements*

Living room / Dining room	16'10" x 21'8"
Kitchen	17'11" x 10'6"
Sun room	8'10" x 13'10"
Mezzanie area	14'7" x 13'11"
Bedroom	13'7" x 10'6"
En suite	6'7" x 7'0"
Bedroom	11'2" x 12'4"
Bathroom	5'6" x 12'5"





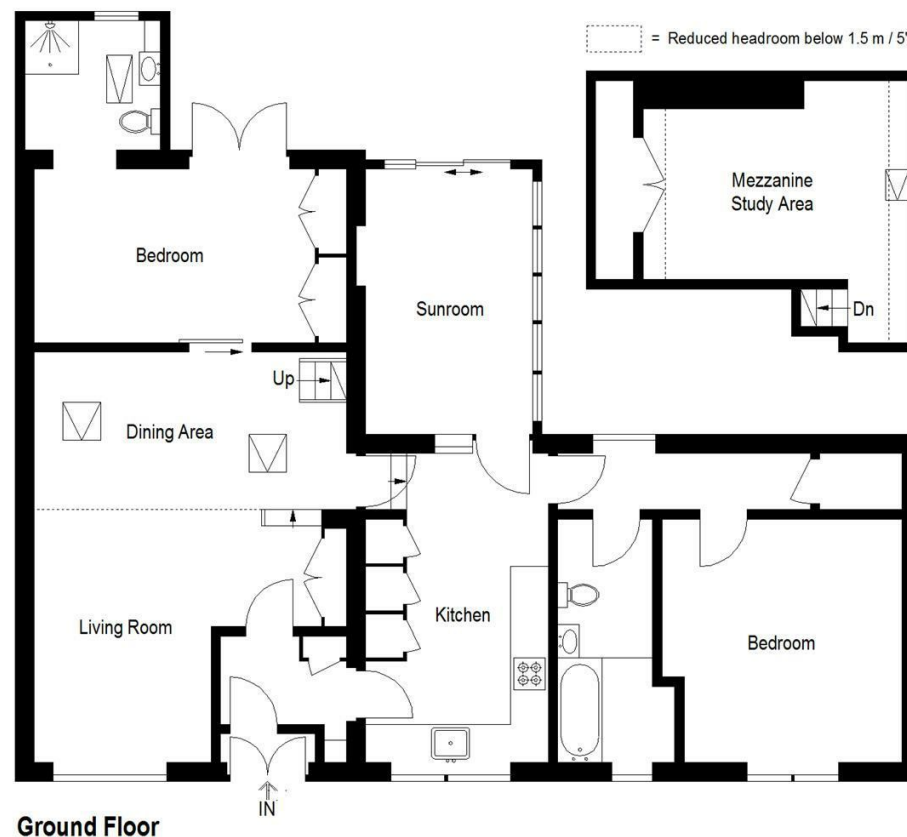


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**CUPAR**

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

**ST ANDREWS**

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

**ST ANDREWS**

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

**GLENROTHES**

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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without any obligation.

Contact our Property Department  
at any of our offices.