



3 North Street, Freuchie, KY15 7HL

Offers Over £125,000







# 3 North Street Freuchie KY15 7HL

**OFFERS OVER**  
**£125,000**

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Number three is a spacious, freshly presented ground floor flat which offers an area of off street parking and garden grounds adjacent to. 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 via a stylish composite door to the front leading into the entrance vestibule where a further door leads into the lounge which offers ample space to dine and also a window to the front.

A door from the lounge leads into the master bedroom which offers built in wardrobe facilities along one wall, walk in storage cupboard and a window to the front.

A door from the lounge leads into the breakfasting kitchen which offers white base and wall units with co ordinating worksurfaces and stainless-steel sink and drainer. Slot in cooker.

Space for washing machine. Breakfast bar area. Window to the rear.

A door from the kitchen leads to the bedroom two which offers fitted wardrobe facilities and window to the rear.

From the kitchen the rear porch leads into the bathroom which is fitted with a W.C., sink set within a vanity storage unit and bath with over bath mixer shower and side screen. Opaque window to the rear.

To the front adjacent to the property there is a hard standing area offering off street parking for several vehicles. Stone built out shed offering storage. The delightfully enclosed rear garden is mainly laid to lawn with chipped and paved patio areas.







- Spacious, freshly presented ground floor flat
- Entrance vestibule
- Lounge
- Breakfasting kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Area of off street parking
- Adjacent area of garden

## 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 B**

**EPC RATING: C**

**FLOOR AREA: 828.00 SQ FT**









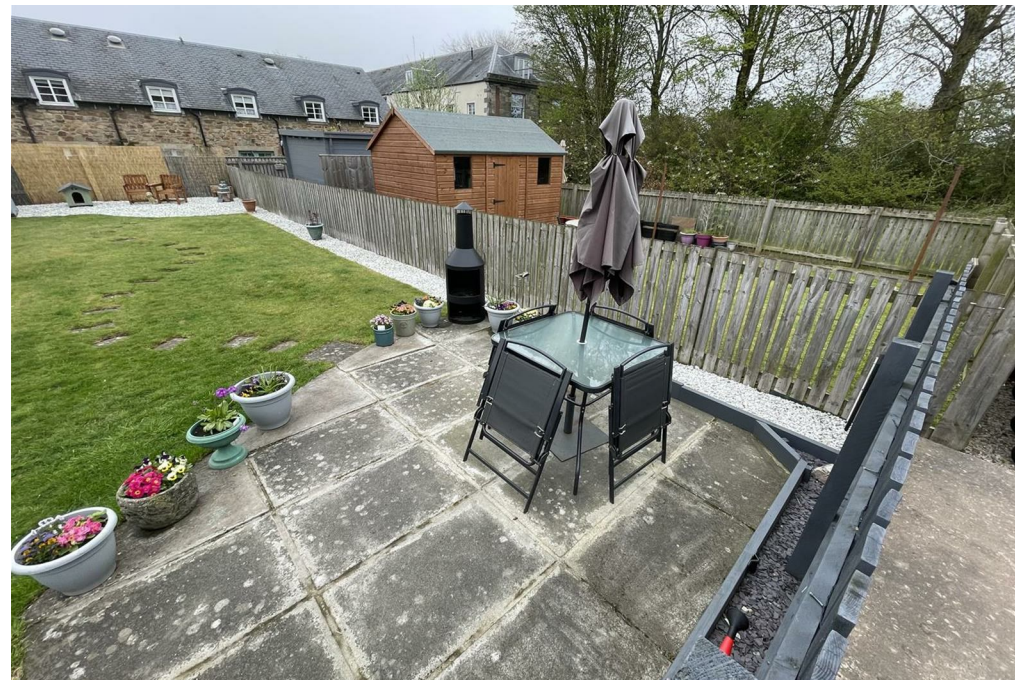




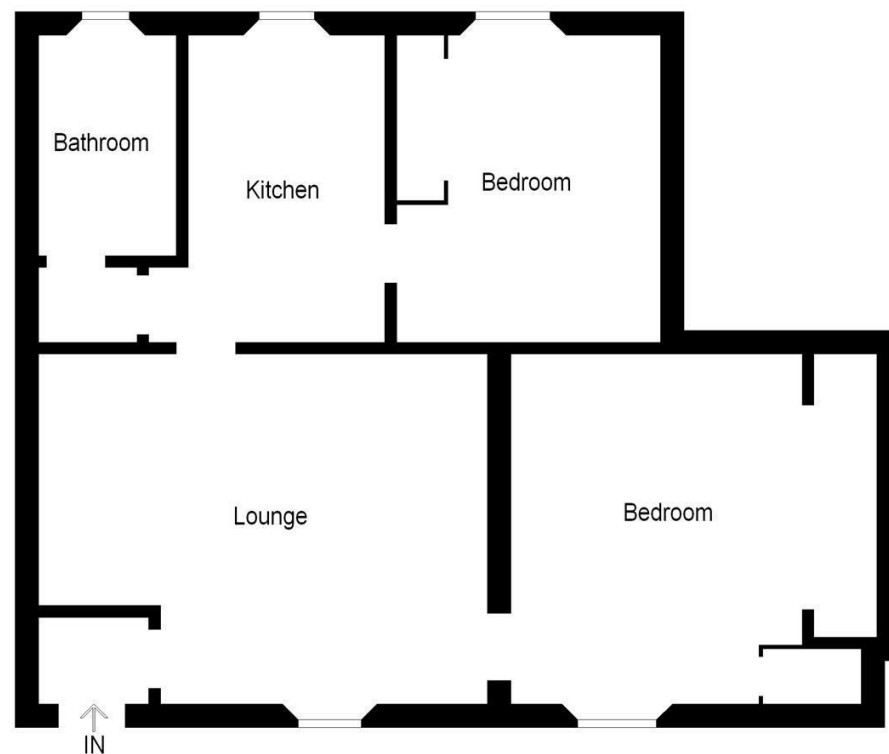
## Room Sizes

*Approximate measurements*

Lounge	16'6" x 15'5"
Kitchen	8'2" x 13'1"
Bedroom	15'2" x 15'5"
Bedroom	10'11" x 12'5"
Bathroom	5'8" x 8'2"







**Ground Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:597518/ Ref:72045)



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without any obligation.

Contact our Property Department  
at any of our offices.