



75 Cash Feus, Strathmiglo, KY14 7QP

Offers Over £330,000



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Number seventy-five is an immaculately presented, extended End terraced cottage offering an open aspect to the front and private enclosed garden to the rear.

The property is entered from the front into the entrance vestibule where a further door opens into the hallway.

The lounge offers a Bay window to the front, feature gas fire with surround and storage. French doors open into the dining kitchen and steps down to the sitting room which offers doors to the rear garden and feature electric fire. Window to the side.

The kitchen is fitted with white base and wall units with complimenting worksurfaces and Corian sink with stainless steel base and drainer. Five ringed gas hob with extractor above, eye level oven, hob and extractor. Integral dishwasher. Space for fridge freezer. Window to the rear. Space to dine with window to the side and door leads into the utility room which offer base and wall units and space for appliances. Door to the rear garden.

The shower room is fitted with a W.C. and wash hand basin set within vanity unit. Shower cubicle

with mixer shower.

Within the main hallway there is access to bedroom one which offers a window to the front and fitted wardrobe facilities.

Bedroom two offers a window to the rear and fitted wardrobe facilities.

A staircase from the main hallway leads to the upper level where there are Velux windows filtering through natural light.

The master bedroom offers 4 Velux windows over looking the rear garden, fitted wardrobes and a sink set within vanity unit.

The bathroom is fitted with a W.C., wash hand basin set within vanity unit and bath.

To the front the garden is filled with a selection of plants and shrubs. Monoblocked driveway.

To the rear the garden offers paved and decked sections. Brick built outhouse and Summerhouse.





- Delightfully presented, extended End Terraced Cottage
- Open aspect to the front
- Entrance vestibule & Hallway
- Lounge / dining
- Dining kitchen through to utility room
- Sitting room
- Four bedrooms
- Family bathroom and shower room
- Monoblocked driveway parking
- Delightfully enclosed garden to the rear

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND

EPC RATING: C

FLOOR AREA: 2023.00 SQ FT







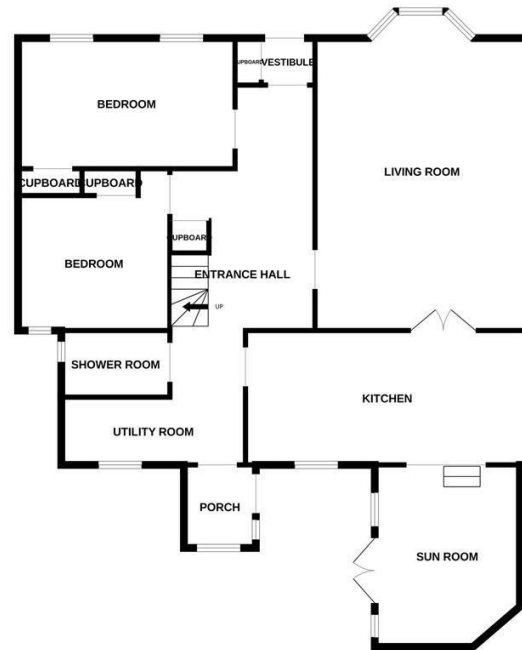
Room Sizes

Approximate measurements

Bedroom 1	16'1" x 10'3"
Bedroom	11'1" x 11'8"
Bedroom	15'4" x 14'5"
Bathroom	6'6" x 9'9"
Bedroom	14'10" x 9'7"
Utility	11'9" x 12'10"
W.C.	8'0" x 4'9"
Rear porch	6'6" x 5'5"
Kitchen	20'8" x 11'10"
Lounge	16'3" x 26'1"
Sitting room	14'4" x 11'7"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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