



9 Rossie Cottages, Auchtermuchty, KY14 7EH
Offers Over £200,000



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Number nine is delightful semi detached cottage within a rural location bordering open Farmlands to the front and rear.

The property is entered via door to the front into the entrance vestibule which offers storage facilities and a glazed door leads into the hallway which offers storage facilities and access to the attic.

The lounge to the front has a large picture window with deep sill to the front, log burning stove with timber surround and marble effect hearth.

Bedroom one offers a window to the rear.

Bedroom two offers a picture window with deep sill to the front and storage facilities.

The recently upgraded shower room offer a W.C., wash hand basin set with free standing storage unit. Shower cubicle with electric shower.

The kitchen is fitted with base units, co coordinating wood effect work surfaces, white sink and drainer. Slot in electric cooker, space for washing machine and fridge and freezer. Window to the rear and door leads to the side.

Externally there is an enclosed area with Perspex roof.

A pathway leads to steps giving access up to the private rear garden which offers an area laid to lawn, established plants, tress, flowers and shrubs. Pathway to large timber shed.

Greenhouse and communal driveway beyond bordering open Farmlands.

To the front there is a gravelled area which offers parking for two vehicles.





- Charming Semi-Detached Cottage within rural location
- Lounge with woodburning stove
- Fitted kitchen
- Two Double Bedrooms
- Shower Room
- Off Street Parking for two vehicles
- Enclosed garden grounds to the rear
- Timber shed

INCLUDED

All fitted carpets, fitted floor coverings, slot in electric cooker and book shelving within the lounge.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 764.00 SQ FT







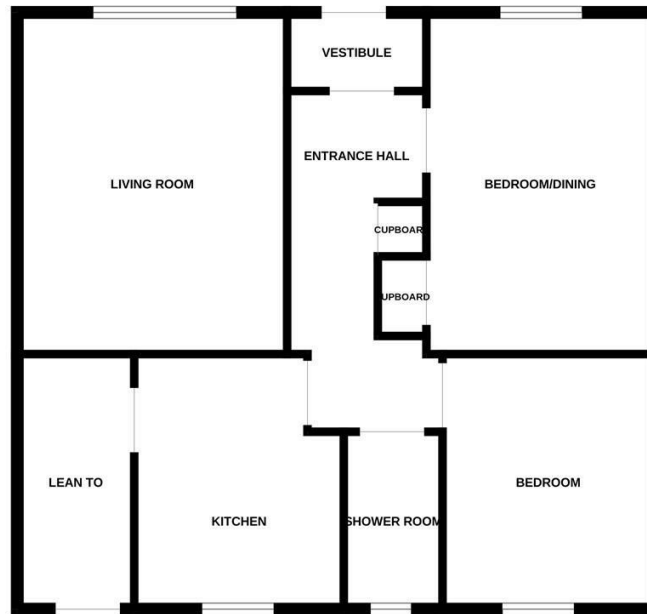
Room Sizes

Approximate measurements

Living Room	12'5" x 15'8"
Kitchen	9'8" x 11'8"
Bedroom	9'9" x 11'8"
Bedroom	10'5" x 15'10"
Shower room	4'7" x 8'2"
Lean to	6'0" x 11'8"



GROUND FLOOR



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