



24 Albany Crescent, Freuchie, KY15 7EH

Offers Over £180,000



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Number twenty four is an immaculately presented Semi-detached bungalow which is offered for sale in walk in condition throughout. Located in a quiet cul de sac location within the village of Freuchie which offers amenities including Primary Schooling, Hotel, Shop, Public house, Bowling and Cricket clubs. Situated just off the A92 makes this an ideal base for commuting.

The property is entered into the entrance vestibule which offers a storage cupboard. A further glazed door leads into the hallway which offers storage facilities and access to the attic via a Ramsay Type Ladder.

The bright lounge offers patio doors leading to the rear garden and a window to the front.

The recently upgraded fitted kitchen offers light base and wall units, co ordinating worksurfaces and dark sink. Induction hob. Eye level oven and grill. Built in Fridge freezer and dishwasher.

Window to the rear.

The delightful, bright sun porch is glazed on three side and a door leads to the rear garden.

Both bedrooms are double, one has a window to the front and the other to the rear.

The recently upgraded, modern bathroom is fitted with a W.C. & wash hand basin set within vanity unit. Bath with over bath rain shower head and standard shower head.

The utility cupboard offers space and plumbing for washing machine, tumble dryer and storage.

To the front the garden is laid out with a selection of plants and shrubs and pathway.

To the side a gate leads to the delightfully enclosed South facing garden which offers a paved patio area, a selection of plants trees and shrubs between the Astroturf washing green area. Vegetable plot. Timber garden shed. Bin store area to the side.





- Immaculately presented Semi Detached bungalow within a quiet cul de sac location
- Entrance vestibule
- Hallway
- Lounge / Dining room
- Fitted kitchen
- Sun porch
- Two double bedrooms
- Family bathroom
- Utility cupboard
- Delightfully enclosed south facing garden to the rear

INCLUDED

All fitted carpets, fitted floor coverings, integral appliances and timber shed.

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: 710.00 SQ FT







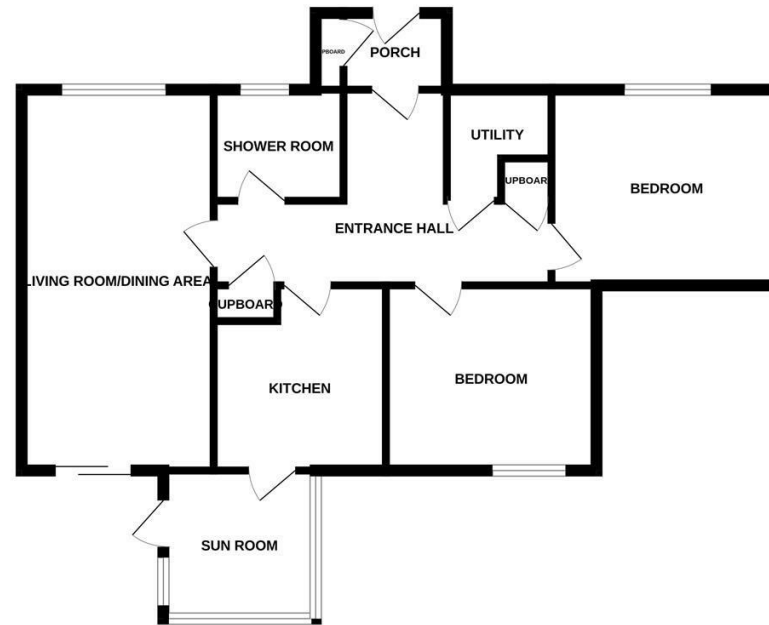
Room Sizes

Approximate measurements

Vestibule	4'5" x 4'2"
Lounge	19'3" x 9'6"
Sun room	7'9" x 7'5"
Kitchen	9'6" x 8'8"
Bedroom 1	10'6" x 9'7"
Utility	5'7" x 5'2"
Bedroom 2	11'6" x 9'9"



GROUND 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 operation or efficiency can be given.
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