



Dunrobin, 29 Pitmedden Wynd, Auchtermuchty, KY14 7AZ

Offers Over £270,000



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**OFFERS OVER**  
**£270,000**

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Dunrobin in a spacious C listed Semi-detached villa, offering original features throughout and views towards the Lomond Hills. The property is entered from the front into the entrance hallway which offers storage facilities. The delightful lounge offers a feature log burning stove, window to the front and French doors through to the sun room, which offers a flu less gas fire, high level windows and French doors to the rear garden. A door from the lounge leads into the dining kitchen which is fitted with cream base units, wood effect worksurfaces, electric oven, gas hob with extractor above. Integral appliances. Feature island. Window to the rear. Feature stained glass window to side above space to dine. Large walk-in pantry. Utility area with Belfast sink and plumbing for washing machine. W. C. fitted with wash hand basin and W.C. The wet room is fitted with a W.C., wash hand basin and electric shower. Opaque window. The bedroom on the ground level offers windows to the front, and side. Storage area. A staircase from the hallway leads to the upper level, there are storage facilities within the staircase.

There are two bedrooms on the upper level both offer Bay windows with views towards the Lomond Hills. Fitted storage facilities. The family bathroom is fitted with a W.C., wash hand basin and bath. Opaque window. The property is fitted with gas central heating and all windows are double glazed. The garden is to the rear of the property and is set out for ease of maintenance with timber shed, Arbour and lean to porch with Perspex roof to the side. There is a garage located close to hand which is accessed via an up and over door.





- C Listed Spacious Semi-detached villa with original features throughout
- Hallway
- Lounge
- Sitting room
- Dining kitchen
- Utility, W.C. & Wet room
- Three bedrooms
- Bathroom & Separate shower area
- Enclosed easy to maintain garden to the rear
- Garage close to hand

## 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 E**

**EPC RATING: E**

**FLOOR AREA: 1625.00 SQ FT**







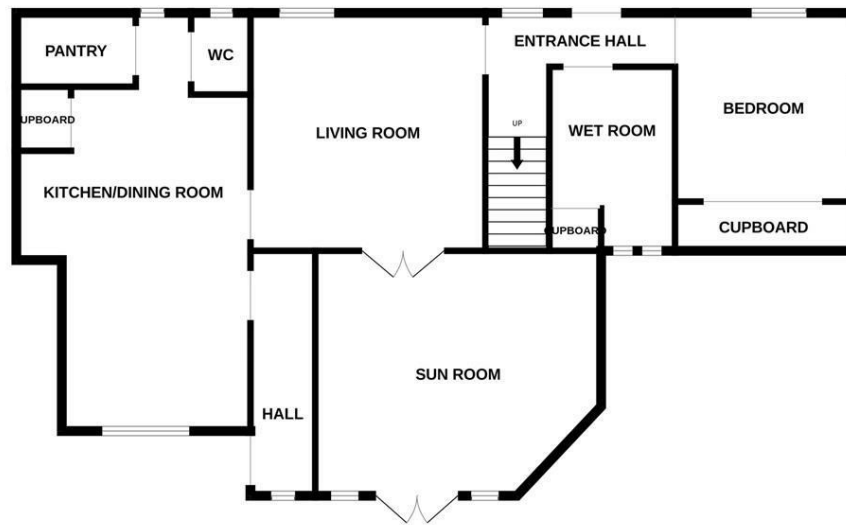
## Room Sizes

*Approximate measurements*

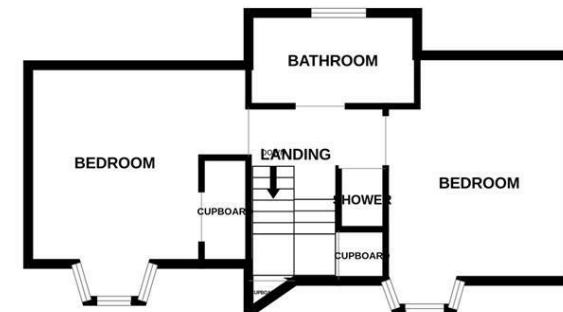
Kitchen / Dining	13'9" x 13'7"
Living room	14'1" x 14'4"
Wet room	7'6" x 11'5"
Bedroom	10'5" x 11'5"
Sun room	16'2" x 13'7"
Pantry	7'2" x 4'5"
W.C.	3'7" x 4'11"
Bedroom	13'2" x 11'11"
Bathroom	10'5" x 5'7"
Bedroom	11'3" x 12'2"



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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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.