



**9 North Street, Freuchie, KY15 7HL**

Offers Over £110,000



# 9 North Street Freuchie KY15 7HL

**OFFERS OVER  
£110,000**

Number nine is a spacious first floor flat which is requiring some upgrading.

The property is ideally situated within a village location within close proximity to the A92 which makes this ideal for commuting.

The property is accessed via a door into the entrance staircase to the accommodation.

Within the upper hallway there is a storage cupboard.

The large lounge offers three windows to the front and a display recess.

The fitted kitchen offers light coloured base and wall units, co ordinating work surfaces, stainless steel sink and drainer. Gas hob with extractor above and electric oven. Integral fridge and freezer. Washing machine and dishwasher which will be included in the marketing price. Window to the rear.

Bedroom one offers two double storage wardrobes and a window to the rear.

Bedroom two offers a window to the rear.

The shower room is fitted with a W.C., wash hand basin set within vanity storage unit. Shower cubicle fitted with mixer shower. Opaque window to the rear.



The property offers gas central heating and all windows are double glazed.

Adjacent to the flat there is an area of parking leading to a car port and beyond an area of garden laid to lawn.





- Self-contained first floor flat
- Requiring some upgrading
- Fitted kitchen
- Shower room
- Two double bedrooms
- Gas central heating
- Double glazing
- Area of garden and parking adjacent to the flat

## INCLUDED

All fitted carpets, fitted floor coverings, dish washer, washing machine, integral fridge and freezer.

## 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: 785.00 SQ FT**







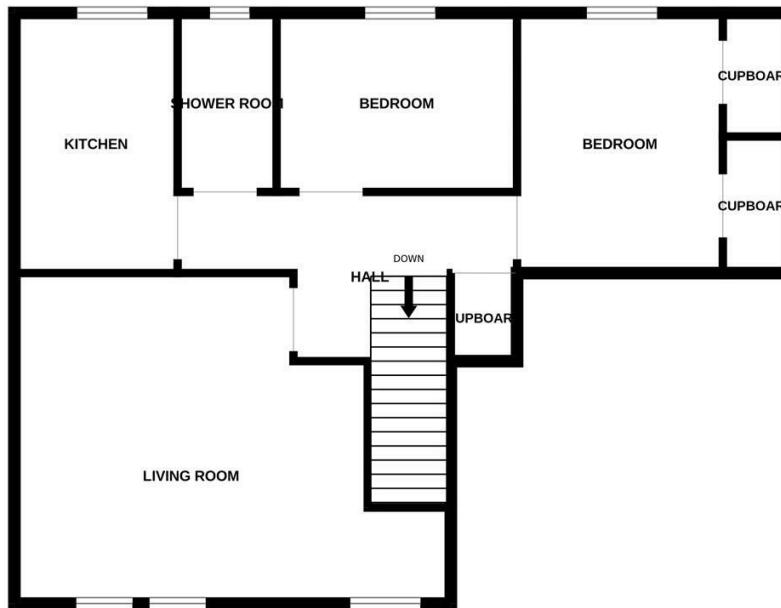
## Room Sizes

Approximate measurements

Lounge	15'5" x 16'5"
Kitchen	7'4" x 13'2"
Shower room	7'11" x 4'7"
Bedroom 1	12'3" x 9'5"
Bedroom 2	8'2" x 11'2"



## FIRST 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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at any of our offices.