

**J & G  
WILSON**

The Haven, 12, Low Road, Auchtermuchty, Cupar, KY14 7AU.

A detached 3 bedroom bungalow in a prime central setting. Offers over £240,000.













## Particulars of Sale

**The Haven, 12, Low Road, Auchtermuchty, Cupar, Fife, KY14 7AU.**

**Cupar 9 miles, Glenrothes 11 miles, Kinross 11 miles, Perth 15 miles,**

**St Andrews 18 miles, Dundee 21 miles & Edinburgh 37 miles,**

**A QUALITY DETACHED 3 BEDROOM BUNGALOW IN A PRIME CENTRAL POSITION WITH SOUTH FACING REAR GARDENS.**

**OFFERS OVER £240,000.**

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### PARTICULARS OF SALE

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#### DIRECTIONS

On entering Auchtermuchty from Kinross on the A91 follow the main road which is Low Road. Number 12 is on the right hand side.

#### SITUATION

Auchtermuchty is a sought after small town with fine commuter links to Cupar, Perth, Glenrothes, St Andrews, Dundee and Perth. It offers a good range of amenities including a nursery and primary school, a shop for every day needs, a pub with food and bar facilities, a Church, bowling club and parks. The surrounding countryside is ideal for scenic walks and wildlife watching. The secondary schooling catchment for the town is Bell Baxter in Cupar.

The extensive amenities of Cupar, Glenrothes, Kinross, Perth and St Andrews are only a short journey by bus or car and include supermarkets, banks, professional offices, specialist shops, sports clubs, cafes, restaurants and leisure facilities.



## GENERAL DESCRIPTION

A character detached bungalow enjoying a central position in Auchtermuchty with low maintenance level gardens. The property is formed over 2 floors and extends to 1,345 square feet / 125 square metres.

The design includes a hall, a lounge, a conservatory, a sitting room / dining room with a log burning stove and French doors, a fitted kitchen, a small utility area, 2 double bedrooms, a shower room, an upper landing accessed via an impressive oak and glass staircase, a further double bedroom and a 2<sup>nd</sup> shower room. There is a gas central heating system and double glazing.

Outside there is a timber single garage and an extensive driveway. The rear gardens feature a raised patio and a lowe lawned area. There is good storage space to the rear of the garage.

Viewing is recommended to appreciate the deceptively spacious accommodation.

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## GENERAL INFORMATION

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**VIEWING** By appointment through the selling agents please telephone J & G Wilson on 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**ENERGY RATING** 12 Low Road is rated as C (69).

**COUNCIL TAX** The property is band D.

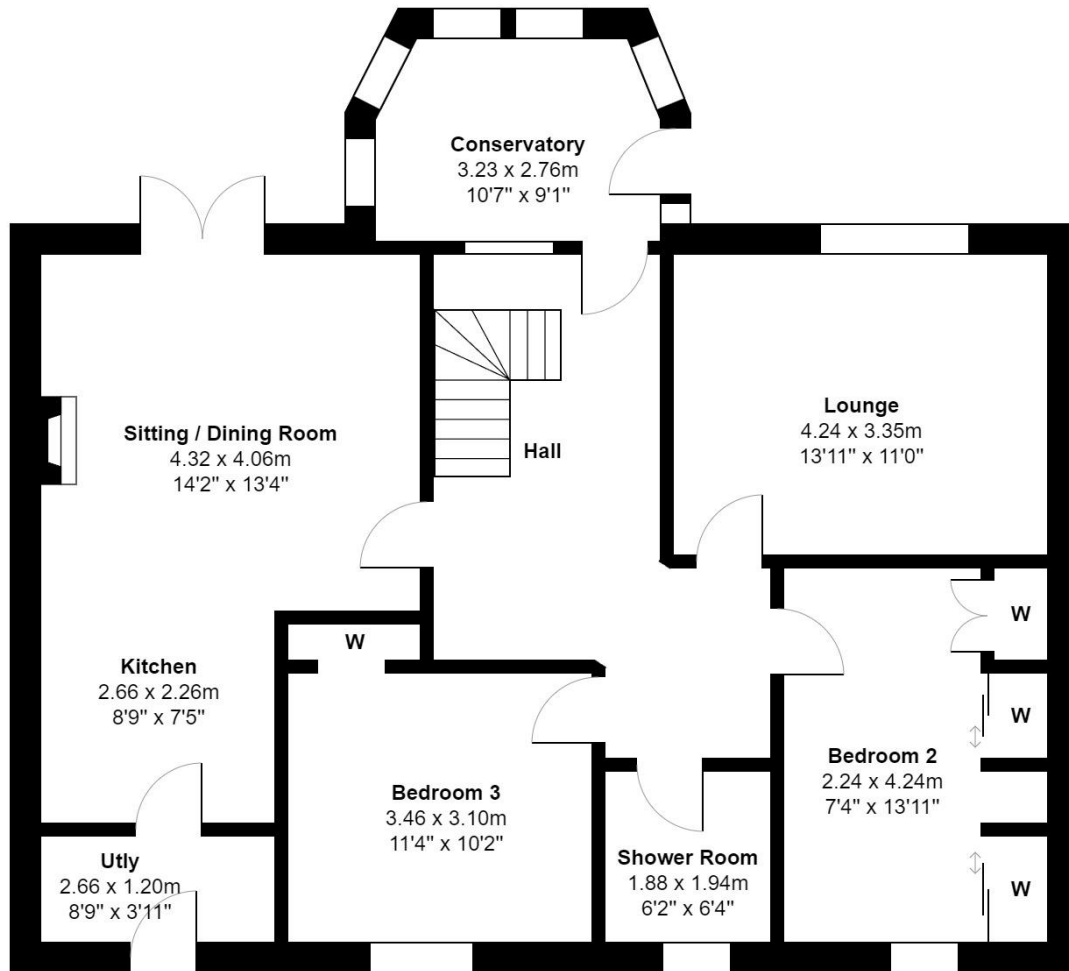
**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 / 07979 105615 or email [d.fergusson@jgwilson.co.uk](mailto:d.fergusson@jgwilson.co.uk)

Particulars prepared May 2024.

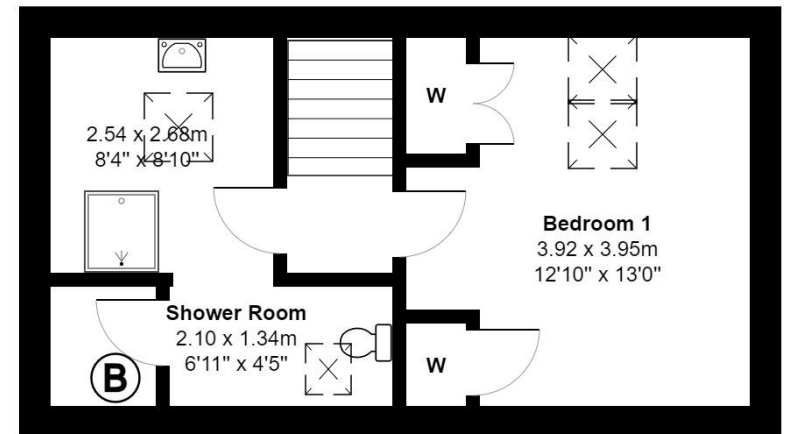
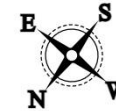




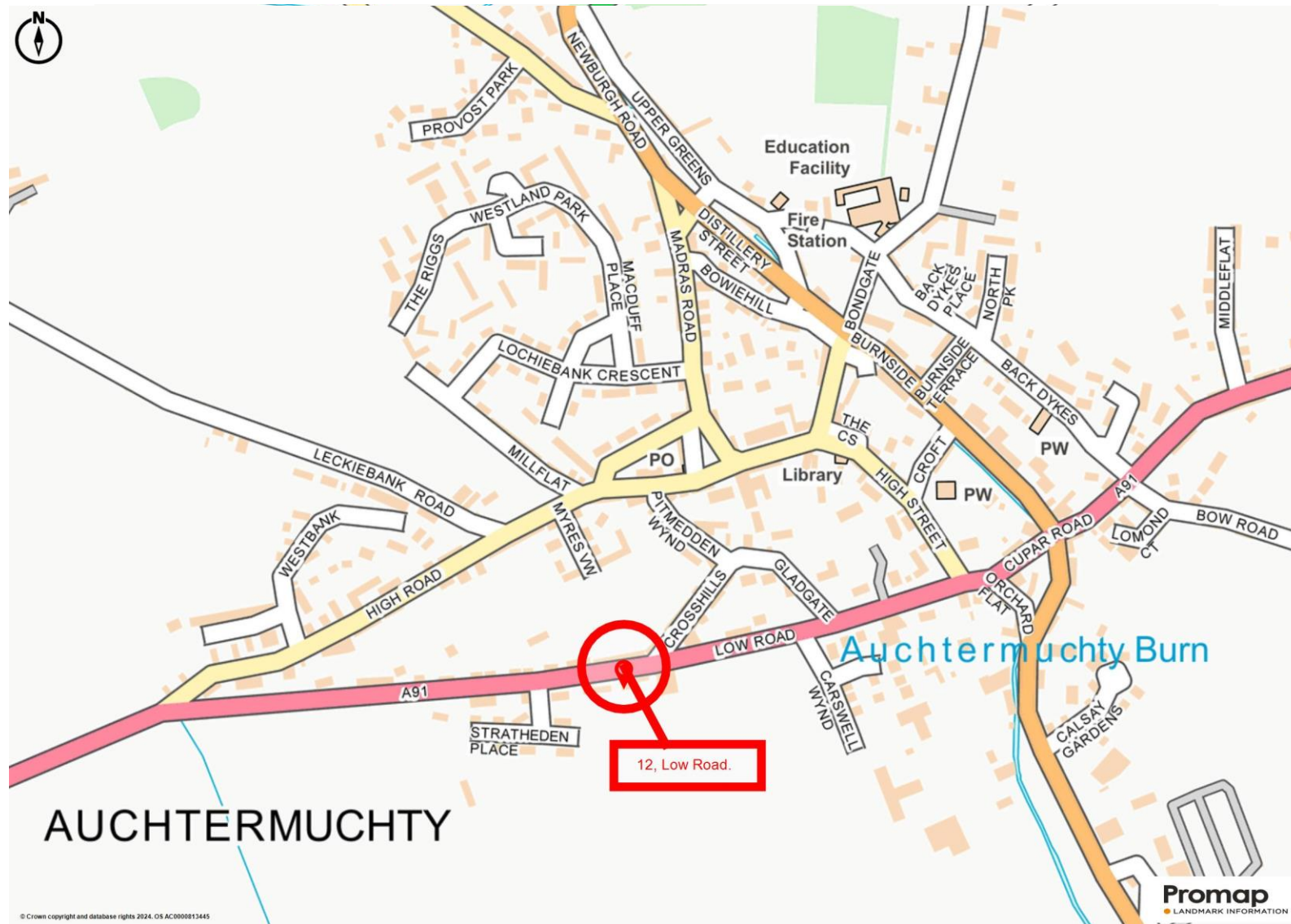




12, Low Road,  
Auchtermuchty,  
KY14 7AU.  
(Not to scale).







### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

### Selling Agents

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