



3, Back Dykes, Auchtermuchty, Cupar, KY14 7AB.

A luxury detached 4 bedroom bungalow in a prime central setting. Offers over £450,000.









Particulars of Sale

3, Back Dykes, Auchtermuchty, Cupar, Fife, KY14 7AB.

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

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

A LUXURY DETACHED 4 BEDROOM BUNGALOW IN A PRIME CENTRAL POSITION WITH PRIVATE GARDENS.

OFFERS OVER £450,000.

PARTICULARS OF SALE

DIRECTIONS

On entering Auchtermuchty from Kinross on the A91 follow the main road. Turn 6th left onto Burnside and first right onto Burnside Terrace. Turn right onto Back Dykes and number 3 is on the left 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, local bus services and parks. The secondary schooling catchment for the town is Bell Baxter High School in Cupar. The surrounding countryside is ideal for scenic walks and wildlife watching.

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 luxury detached bungalow enjoying a prime central position in Auchtermuchty with low maintenance level gardens. The property is both bright and spacious and extends to 2,733 square feet / 254 square metres.

The design includes a vestibule, a reception hall, a large lounge, a bright dining room, a superb fitted kitchen with island and pantry / family room / breakfast room, a sitting room open plan to a study, a conservatory, a utility room with dog wash sink, 2 WCs, 4 bedrooms, master en-suite shower room, guest en-suite bathroom and a separate shower room. There is a gas central heating system, 2 gas stoves in the main public room areas and double glazing. The property is finished to a high standard with quality facings and doors, fresh décor, excellent flooring and a good range of in built storage space.

Outside there is a horse shoe shape driveway providing excellent parking as well as 2 entrances and a double carport. The front garden features an extensive patio and a covered ornamental pond. It is fenced for privacy and is south facing. The rear garden is fully enclosed and in grass. There is a large decked area with a barbecue hut which is included in the sale. The hot tub is available by separate negotiation.

Viewing is recommended to appreciate this lovely home and its private gardens.

GENERAL INFORMATION

VIEWING By appointment through the selling agents please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

ENERGY RATING The property is rated as C (74).

COUNCIL TAX The property is band F.

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

Particulars prepared October 2024.

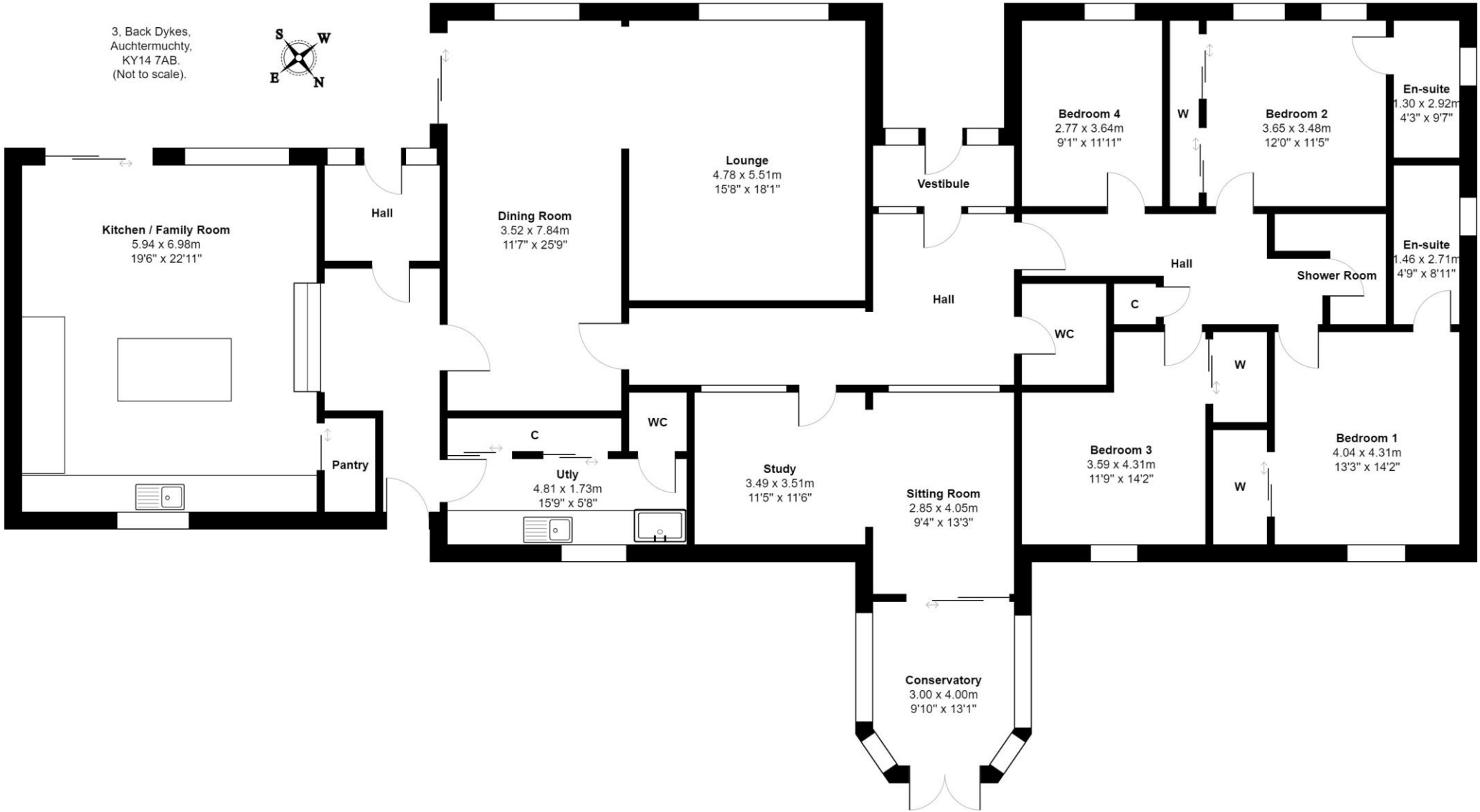


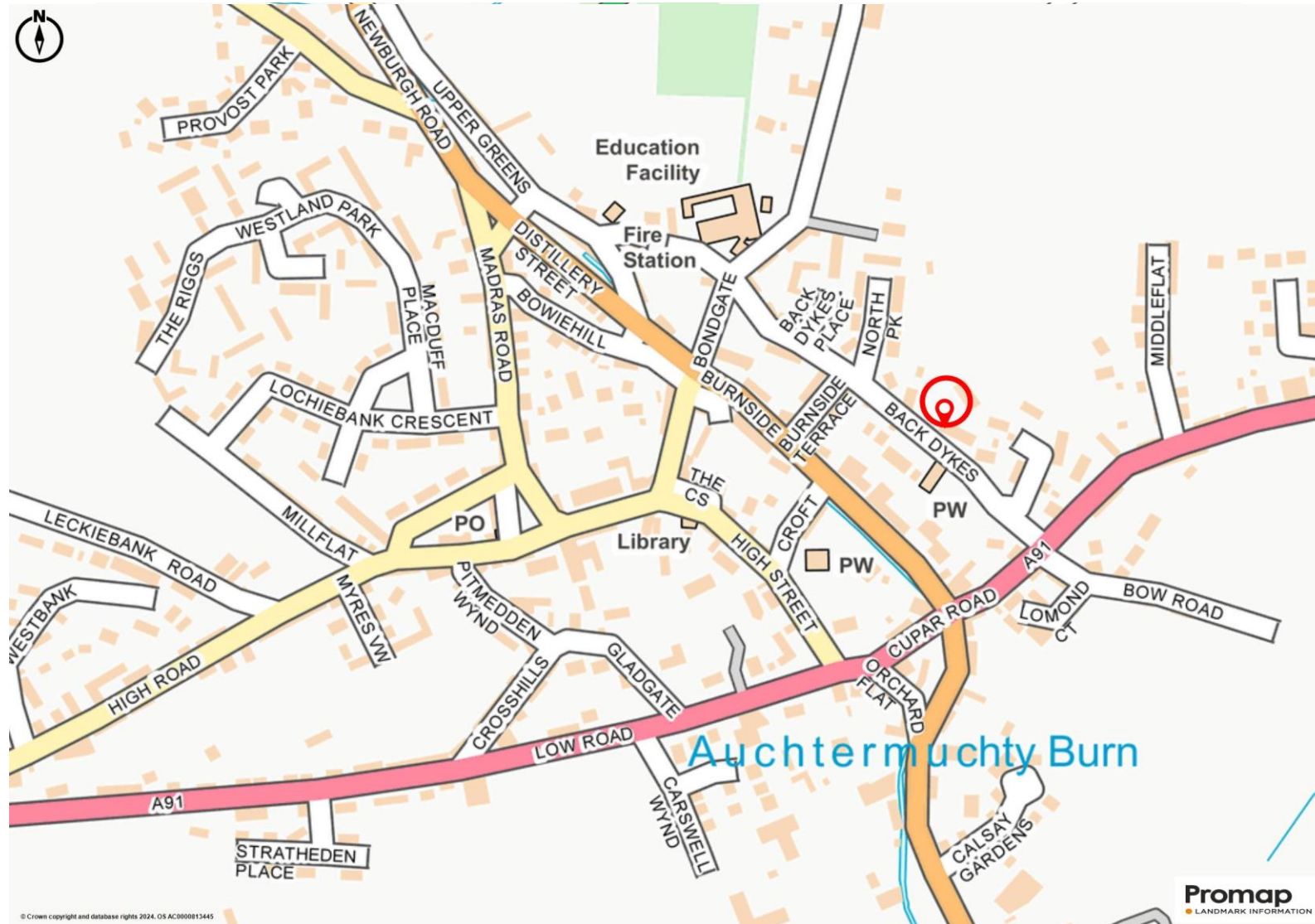






3, Back Dykes,
Auchtermuchty,
KY14 7AB.
(Not to scale).





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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