



Lomond Cottage High Street, Freuchie – KY15 7EY

Cupar

Offers Over £245,000





Lomond Cottage High Street

Freuchie, Cupar

New for sale a slice of history! An Extended Traditional Detached Cottage with flexible layout built circa 1714 full of charm & character adjacent to The Lomond Hills Hotel. Award Winning Home Sweet Home Estate Agents Fife are delighted to present to the market a deceptively spacious home in great location comprising Vestibule - Entrance Hall - Cloakroom/WC - Lounge/ Diner - Family Room - Sun Room - Kitchen - Five Bedrooms - Hobby Room/ Office - Kitchen - Two Further Bathroom's. Externally small enclosed private gardens & 2 car driveway provides off street parking. benefitting from Single Glazing with Secondary Glazed insert - GCH (Boiler under maintenance contract) - EPC E - HOME REPORT £280,000. The property has been fitted with LED Light bulbs. New fuse board fitted and the property has partly been rewired, electrical certification available on request. Eight integrated smoke alarms recently fitted. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- TRADITIONAL EXTENDED DETACHED COTTAGE BUILT 1714
- FLEXIBLE LAYOUT WITH 5 BEDROOMS
- LOUNGE/ DINER - FAMILY ROOM - SUN ROOM
- CLOAKROOM - 2 BATHROOM'S
- 2 CAR DRIVEWAY - ENCLOSED GARDENS
- SINGLE GLAZED/ SECONDARY GLAZED - GCH -



GARDEN

OFF STREET

2 Parking Spaces





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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