



Flat 10 Whites Weigh, Auchtermuchty, KY14 7DP
Offers Over £120,000



Flat 10 Whites Weigh Auchtermuchty KY14 7DP

OFFERS OVER
£120,000

Number ten is a bright, delightfully presented first floor flat which offers amazing views toward the Lomond Hills.

Whites Weigh is entered via a security entry system into the well-presented communal hallway and staircase which leads to number ten. The flat is entered into the hallway which offers a storage cupboard.

The delightful, bright lounge offers feature Juliet Balcony doors offering views over the Lomond Hills.

A door from the lounge leads into the breakfasting kitchen which is fitted with base and wall units, dark worksurfaces, stainless steel sink and drainer. Gas hob and electric oven. Fridge freezer and washing machine which will be included in the sale. Breakfast bar area. Window to the front. Bedroom one offers excellent built in wardrobe facilities and a window to the rear.

Bedroom two also offers windows to the rear and wardrobe facilities.

The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower and side screen.

The property offers gas central heating and

double glazing.

There is a residence association factoring fee of £54 per month which included buildings insurances and general up keep of communal internal and external areas.

Externally there is a designated parking for Flat 10.





- Bright, well presented First floor flat
- Delightful Views towards the Lomond Hills
- Hallway
- Lounge with Juliet Balcony
- Breakfasting kitchen
- Two bedrooms
- Bathroom
- Gas central heating & Double glazing
- Security entry system
- Designated parking space

INCLUDED

All fitted carpets, fitted floor coverings, washing machine and fridge freezer. All other items of furniture are available be separate negotiation.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: B

FLOOR AREA: 645.00 SQ FT







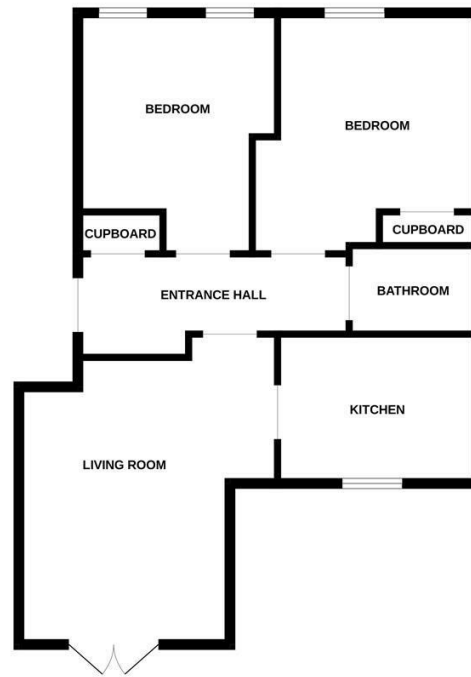
Room Sizes

Approximate measurements

Bedroom	11'1" x 10'11"
Bedroom	11'0" x 11'1"
Bathroom	7'0" x 4'11"
Kitchen	10'1" x 8'2"
Living room	11'5" x 17'0"



GROUND FLOOR
63.9 sq.m. approx.



TOTAL FLOOR AREA: 63.9 sq.m. approx.

While 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 misstatement. This plan is for guidance 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.

Made with Metreplan C2025



WWW.ROLLOS.CO.UK

24 hour answering service at all our offices

CUPAR

67 Crossgate, Cupar,
Fife KY15 5AS
T: 01334 654081
E: cupar@rollos.co.uk

ST ANDREWS

6 Bell Street, St Andrews,
Fife KY16 9UX
T: 01334 477700
E: standrews@rollos.co.uk

ST ANDREWS

114 South Street, St Andrews,
Fife KY16 9QD
T: 01334 477774
E: propertyletting@rollos.co.uk

GLENROTHES

North House, North Street,
Glenrothes, Fife KY7 5NA
T: 01592 759414
E: glenrothes@rollos.co.uk

We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.