



Lower Glenburnie House , Den Of Lindores, KY14 6HT
Offers Over £110,000



Lower Glenburnie House

Den Of Lindores

KY14 6HT

OFFERS OVER
£110,000

Lower Glenbirnie is a spacious ground floor flat which is located within the small Hamlet of Den of Lindores.

Den of Lindores is located only 1.5 miles from Newburgh which offers a range of facilities which included Primary schooling, shops, bars, cafes and recreational activities. A bus service also runs from the town to Perth and Cupar.

The property is entered into the hallway where there is excellent storage facilities.

The lounge offers a feature log burning stove, windows to the front and side.

A door from the lounge leads to the kitchen which is fitted with grey base and wall units, light worksurfaces and stainless-steel sink and drainer. Space for appliances. Window to the rear.

A step up from the kitchen leads into the conservatory which is glazed with French doors opening into the garden area with Perspex roof. Bedroom one offers a window to the front with built in wardrobe facilities.

Bedroom two offers a window to the rear.

The bathroom is fitted with a W.C. and wash hand basin set within vanity storage unit. Bath with over bath mixer shower.

To the front there is off street parking. To the side a gate leads into the garden area which offers a chipped section and a raised area laid to lawn.





- Spacious ground floor flat
- Quiet Hamlet location
- Entrance Hallway
- Lounge with log burning stove
- Fitted kitchen
- Conservatory
- Two bedrooms
- Bathroom
- Parking
- Area of garden

INCLUDED

All fitted carpets, fitted floor coverings.

SERVICES

Mains water, drainage.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND B

EPC RATING: E

FLOOR AREA: 581.00 SQ FT







Room Sizes

Approximate measurements

Living Room	14'8" x 11'6"
Kitchen	11'5" x 6'3"
Bathroom	8'9" x 6'8"
Bedroom 1	12'3" x 8'7"
Bedroom 2	12'3" x 9'2"
Conservatory	8'8" x 8'1"



GROUND 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.