ROLLOS

OFFICES THROUGHOUT FIFE
Cupar | St Andrews | Glenrothes



Old Picture House Back Dykes, Strathmiglo, KY14 7QJ

Offers Over £149,000



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Strathmiglo
KY14 7QJ

OFFERS OVER

£149,000

Upper Flat, Old Picture House is a spacious flat offering open views, requiring some modernisation throughout.
Strathmiglo is a small village surrounded by beautiful countryside in the Eden Valley. The main road to St Andrews (A91) passes the village with the M90 only approximately six miles away. The location is ideally situated for travel to Perth, Kinross, Dundee, Edinburgh and the large Fife towns of Glenrothes, Cupar and St. Andrews.
The property is accessed via an external staircase where a door leads into the accommodation.
The lounge offers a double window with deep sill offering open views. Electric fire.
The kitchen is fitted with light base and wall units, co ordinating worksurfaces and sink and drainer. Gas hob and electric oven. Space for washing machine and Fridge Freezer. Double window to the side.
The bathroom is fitted with a W.C., wash hand basin and bath. Separate shower cubicle with electric shower. Opaque window.
There are three bedrooms within the flat two which offer windows to the front and one with a window to the rear. All offer excellent storage facilities.
Within the hallway there is access to the attic space.
Externally there is storage cellar which offers power, light and plumbing for washing machine.
There is an area of parking to the front.







- Spacious Upper Flat with open views
- Entrance Hallway
- Lounge
- Fitted kitchen
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Storage cellar with power and light
- Parking area

INCLUDED

All fitted carpets, floor coverings and applAll fitted carpets, floor coverings and appliances.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C
EPC RATING: C
FLOOR AREA: 990.00 SQ FT

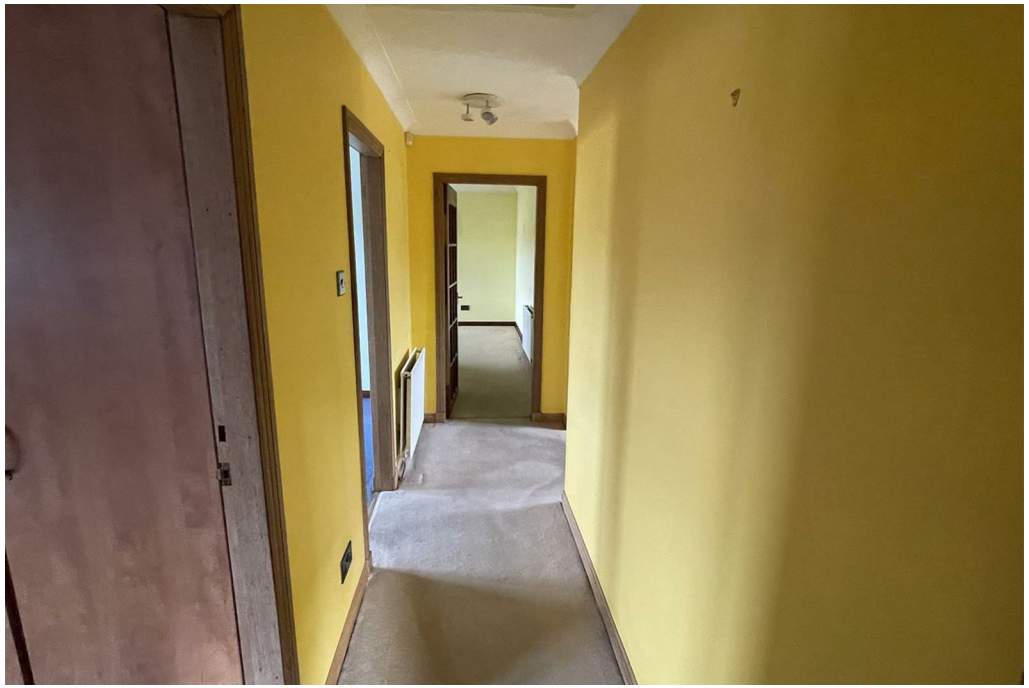














Room Sizes

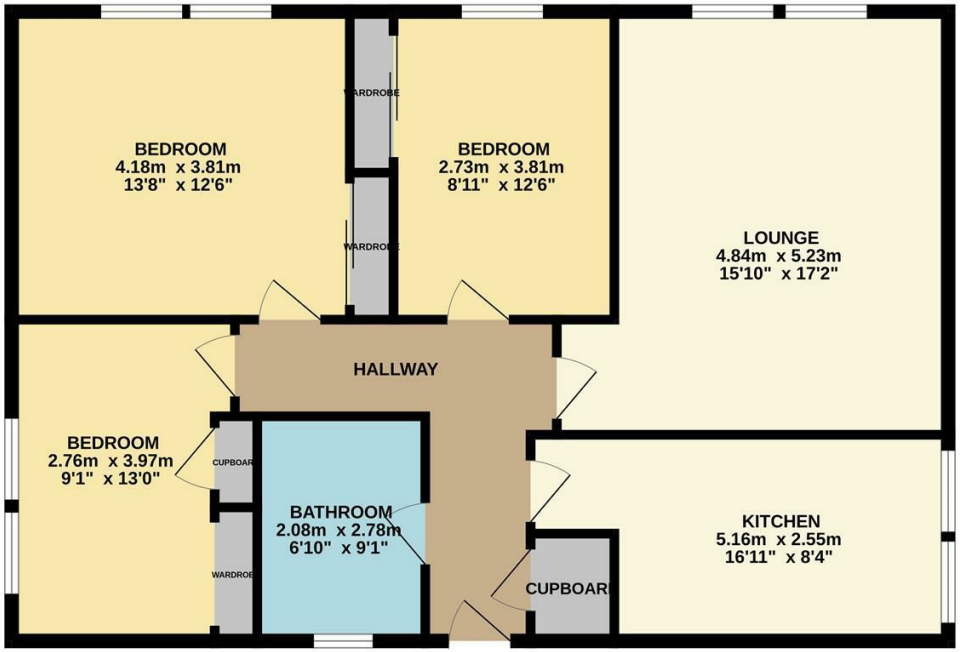
Approximate measurements

Lounge	15'10" x 17'1"
Kitchen	16'11" x 8'4"
Bedroom	8'11" x 12'5"
Bedroom	13'8" x 12'5"
Bedroom	9'0" x 13'0"
Bathroom	6'9" x 9'1"





FIRST FLOOR
92.0 sq.m. (990 sq.ft.) approx.



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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